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Executive Summary

This Social Impact Assessment (SIA) has been prepared by Ethos Urban on behalf of Property NSW to accompany a Planning Proposal that seeks amendments to the Gosford Local Environmental Plan 2014 (GLEP 2014) for surplus Government owned land at Peat Island and Mooney Mooney.

This report has considered a range of social impacts, including impacts to the community character of Mooney Mooney, lifestyle and amenity, community connection to the natural environment, sense of place and belonging, access to social infrastructure, traffic, transport and accessibility, Aboriginal and European culture and heritage, employment and health and wellbeing.

Scope of this Social Impact Assessment

The Planning Proposal was approved at Gateway in August 2017, with a number of conditions, including the preparation of a comprehensive SIA. The purpose of this SIA is to:

- Identify and outline the potential direct and indirect impacts of the proposed land uses incorporated with the Planning Proposal;
- Assess the significance of the identified potential social impacts generated by the Planning Proposal based on the potential frequency and severity of the impact, should it occur, and
- Develop social impact mitigation and enhancement options for any identified significant social impacts.

The preparation of this SIA involved a detailed review of local demographic and place characteristics; a review of relevant technical reports and previously completed community engagement outcomes, along with additional targeted stakeholder engagement to broadly explore community concerns and aspirations regarding the site and local social context.

It is noted that this SIA addresses issues relating to the proposed land uses only, not issues that may arise during construction. The latter would be addressed at a later stage in the development planning process in the context of a Development Application.

Community and stakeholder engagement outcomes

Ethos Urban has undertaken targeted stakeholder consultation to identify a range of community values and aspirations to inform the development of this SIA, building on consultation previously undertaken by Property NSW and Elton Consulting in 2011 and 2017 respectively.

Further community and stakeholder engagement is planned during the public exhibition of the Planning Proposal.

Preliminary Social Impact Assessment

This SIA considers a range of potential social impacts of the Planning Proposal, as well as impact ratings, potential mitigation and enhancement measures. The key themes identified as most relevant to this scheme are as follows:

- Mooney Mooney community character;
- Local lifestyles and amenity;
- Community connection to natural environment
- Sense of place and belonging
- Access to local social infrastructure;
- Traffic, transport and accessibility;
- Aboriginal and European culture and heritage;
- Employment, and
- Health and wellbeing

The Planning Proposal is likely to have a mixed impact on the existing Mooney Mooney and Peat Island community. The existing character and 'sense of place' of Mooney Mooney are likely to be fundamentally changed by the implementation of the Planning Proposal. Population growth and increased household diversity likely to arise from the Planning Proposal will disrupt the existing community profile of Mooney Mooney.

An increased number of holidaymakers and tourists will also change the community character, as this transient population may be less likely to mix with the community, participate in community events or contribute to community life.

Sense of place for Mooney Mooney residents, which is tied to the close nature of the community, its connection to the natural environment and the quiet lifestyle of the area, are also likely to be challenged by the intensification of development in the area. Increased strain on existing social infrastructure will also change the existing character of the Mooney Mooney community, however this may be alleviated by provision of new community facility (included in the planning proposal) and opportunities to revitalise existing community facilities may help strengthen community cohesion and encourage interaction between new and more established residents.

While the development enabled by the Planning Proposal would alter the scale and character of the existing community, it has the potential to enhance the lifestyle, sense of place and overall liveability of the area if various enhancement measures are employed.

Key responses / mitigation measures

To minimise the negative social impacts and enhance the positive social impacts associated with the Planning Proposal, this SIA identifies a range of potential responses and mitigation measures. These opportunities can be further explored through community consultation.

The SIA considers a range of potential responses, including:

- Ensure that future residential development is low and medium density to minimise friction between new and existing residents in Mooney Mooney. Additionally, provision of affordable rental housing, in line with state and local policy priorities, should be provided to address housing stress in the community and enable residents to remain close to their social networks as they move through different life stages.
- Deliver new and/or revitalised social infrastructure to support the current and future community and provide places to come together to enhance the positive social impacts of the Planning Proposal. For example, new parkland and foreshore walks, and new community facility are included in the Planning Proposal, and there may be opportunities to revitalise existing community facilities in Mooney Mooney, including the school building and chapel.
- The Planning Proposal offers an opportunity to enhance the community's sense of place by reconnecting the Mooney Mooney community with Peat Island. Targeted stakeholder consultation indicates that the community is in favour of uses which maximise public access to the site and enhance the Aboriginal and European heritage items on the site. Efforts should be made to ensure that there is interaction between visitors at Peat Island and residents of Mooney Mooney to minimise friction between these groups, for example, by making meeting rooms within Peat Island tourism facilities available to the community via concession pricing and lease agreements.
- To enhance the community's sense of place, Aboriginal and European heritage items on the site should be preserved, interpreted and made publicly accessible, where appropriate, in line with the mitigation and management measures included in the European Heritage Assessment completed by Urbis (2014) and the Aboriginal Heritage Assessment completed by Extent Heritage (2018).

1.0 Introduction

This report provides a Social Impact Assessment to accompany a Planning Proposal by Property NSW for the rezoning and redevelopment of surplus Government owned land at Peat Island and Mooney Mooney. The area is located on the northern foreshore of the Hawkesbury River, approximately 55km north of the Sydney CBD.

1.1 Background

The township of Mooney Mooney – known locally as ‘the gateway to the Central Coast’ – is home to approximately 400 residents. Along with low density residential development, it is characterised by marine-based businesses, oyster farming, water-based recreation facilities and open space, and provides public access to the Hawkesbury River from the Deerubbun Boat Road. The local area has high environmental amenity and heritage values for local Aboriginal and non-Aboriginal communities.

Peat Island is currently closed to public access, following the closure of the mental health facility that operated on the island from 1902 to 2010. In 2011, that site was deemed surplus to the needs of the Department of Aging, Disability and Home Care (NSW ADHC) and subsequently acquired by Property NSW and identified for redevelopment.

The aim of the Planning Proposal is to facilitate the future redevelopment of the site, for a mix of residential, community, tourism and employment generating land uses.

Community consultation and engagement on an initial concept masterplan occurred in 2011. The scale and location of the proposed development has been revised following consultation with the community and feedback from referral agencies and Council.

This Planning Proposal was first submitted to Central Coast Council in November 2016. Gateway Determination was issued by the Department of Planning, Industry and Environment (DPIE) on 10 August 2017 (PP_2017_CCPAS_006_00 (17/06254)). The Gateway Determination stated that while the supporting studies were sufficient, a number of conditions are required to be addressed prior to progressing the Planning Proposal further. Since August 2017, Property & Development NSW has undertaken a significant amount of consultation with public authorities and Central Coast Council (Council), including the submission of a revised Planning Proposal to Council in December 2018 for review and comments.

Post the 2018 submission, Property & Development NSW has engaged technical consultants to undertake further environmental investigations to respond to Council’s and public authorities feedback.

The indicative Concept Plan has been revised in accordance with the additional technical investigations post 2018 submission. The revised indicative Concept Plan comprehensively evaluated the additional environmental and physical constraints, and responded to site’s context, future amenity and connectivity. The revised indicative Concept Plan is shown in **Figure 10** (see Section 3.2).

Lot 9 DP 863305 is excluded from the Planning Proposal, given it is under the care, control and management of Central Coast Council and will be retained as RE1 Public Recreation Zone. The indicative Concept Plan identifies a proposed Rural Fire Services (RFS) at this location. This RFS facility does not form part of this Planning Proposal, and is subject to further stakeholder consultation and a separate planning proposal.

The indicative Concept Plan also identifies a proposed location for a Marine Rescue NSW facility. This facility is subject to further stakeholder consultation and a separate proposal.

A land-based marina is shown on the Indicative Concept Plan located on the foreshore of the Hawkesbury River adjacent to Peat Island. It does not form part of the planning proposal and would be subject to a separate future planning proposal if it is to proceed. This would include a detailed environmental assessment of the impacts.

This part of the site is currently zoned partly RE1 Public Recreation and partly SP2 Infrastructure (for the purpose of hospital) under GLEP 2014, and is proposed to be rezoned to RE2 Private Recreational Zone. A car park is proposed to be an Additional Permitted Use under Schedule 1 of GLEP 2014 on a portion of the site as part of the Planning Proposal.

1.2 Purpose, objectives and scope

This Social Impact Assessment Report is a revision of the Social Impact Assessment prepared for this project in 2018. The SIA has been updated based on the revised indicative Concept Plan and the draft LEP zoning maps.

This Social Impact Assessment (SIA) has been prepared by Ethos Urban on behalf of Property NSW to accompany the Planning Proposal and in relation to proposed land uses. Its preparation has involved a detailed review of local demographic and place characteristics; a review of relevant technical reports and community engagement outcomes available by time of writing the original report in 2018, along with additional targeted stakeholder engagement at the time to broadly explore community concerns and aspirations regarding the site and local social context.

It is noted that this SIA addresses issues relating to the proposed land uses only, not issues that may arise during construction. The latter would be addressed at a later stage in the development planning process in the context of a Development Application.

The objective of this SIA is to identify, investigate and assess potential impacts to the social environment generated by the Planning Proposal and to recommend mitigation or enhancement responses appropriate to this stage of the land use planning process. To achieve this objective this SIA must:

1. Develop an understanding of the existing community and current social environment;
2. Develop a broad understanding of the future community and potential social environment;
3. Review and analyse responses to the community and stakeholder engagement and consultation;
4. Consider how the Planning Proposal will impact the existing and likely social environment during construction and operation;
5. Consider the cumulative impacts of other proposed and committed projects within the community;
6. Assess the likelihood and severity of impact should an identified social impact occur; and
7. Develop mitigation strategies for identified meaningful negative impacts and/or enhancement strategies for identified meaningful positive impacts generated by the proposed development.

1.3 SIA approach

The methodology used in this social impact assessment has been adopted to ensure that the social environment of communities potentially impacted by the project are best accounted for and recorded, and anticipated impacts are adequately considered and assessed.

Defining the social environment of a community, town or region is complex. The social environment of a community represents the values, beliefs, characteristics, people and social infrastructure that makes a community unique and helps demonstrate the community's way of life. Elements that make up the social environment of a community don't always have tangible qualities and can be described differently by each member of the community.

To identify the key social factors and social environment relevant to the practice of social impact assessment, this SIA draws on guidelines published by the International Association for Impact Assessment (IAIA), *International principles for social impact assessment* (2003).

The document defines Social Impact Assessment as 'the process of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.'

The IAIA International principles for social impact assessment (2003) document identifies eight key factors as a means of identifying, conceptualising and defining social impacts of a project, these being:

- people's way of life: how they live, work, play and interact with each other on a day-to-day basis
- their culture: in terms of their shared beliefs, customs, values and language or dialect
- their community: its cohesion, stability, character, services and facilities
- their political systems: the extent to which people are able to participate in decisions that affect their lives, the level of democratisation that is taking place, and the resources provided for this purpose
- their environment: the quality of the air and water people use; the availability and quality of the food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources
- their health and wellbeing: health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity
- their personal and property rights: particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties
- their fears and aspirations: their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and the future of their children.

This SIA seeks to respond to the intent, objectives and principles outlined in the IAIA, and accordingly has used the guidance provided by this document to assist with the identification, consideration and assessment of the social impacts associated with the project.

1.4 Methodology

The following methodology has been employed in the preparation of this assessment:

1. Site visit to Peat Island and the communities of Mooney Mooney, Cheero Point, Brooklyn and Mount White;
2. Review of existing background studies and technical reports;
3. Review of the outcomes of previously completed community consultation and engagement with local residents;
4. Study area definition, including primary, secondary and tertiary geographic areas likely to be impacted by the Planning Proposal in terms of social impacts to communities – residents, local businesses and other stakeholders;
5. Analysis of current and forecast communities in identified study areas as per the Australian Bureau of Statistics (ABS) Census of Population and Housing and other data sources;
6. Identification of the non-residential land uses within the study area and investigation of their role and function;
7. Identification of key local community groups and targeted engagement to ascertain broad attitudes, perceptions and aspirations in relation to the local social and place context;
8. Identification of potential social impacts and opportunities for the local community which may result from the Planning Proposal, and
9. Preparation of preliminary analysis of social impacts and recommended responses to address them in the context of this Planning Proposal stage of development.

A note about community engagement undertaken in the preparation of this SIA

The preparation of this study has involved targeted community engagement of a contained scope, in recognition of the fact that a broader community engagement program has been undertaken separately by Property NSW and Elton Consulting.

Public exhibition of the Planning Proposal and SIA is also planned, and the findings of that community engagement process will be analysed and will inform the finalisation of this SIA. This report is to be considered a preliminary assessment until that process is completed.

1.5 Information sources and assumptions

Information sources used to prepare this SIA include:

- ABS Population and Household Census – 2006, 2011 and 2016
- Bureau of Transport Statistics – 2016 Travel Zone Projections
- Bureau of Transport Statistics Employment and Industry Forecasts – 2014
- Community Facilities Needs Assessment, Urbis, 2016
- Environmental Noise Assessment – Renzo Tonin & Associates, 2018
- European Heritage Report – Urbis for Government Property NSW, 2014
- European Heritage Report – Urbis for Government Property NSW, 2016
- Peat Island & Mooney Mooney Final Concept Plan, Rev. K, Urbis, 2021
- Peat Island & Mooney Mooney Aboriginal Cultural Heritage – Extent Heritage for Property NSW, 2018
- Peat Island & Mooney Mooney and Visual Assessment Review – Richard Lamb and Associates, 2016
- Peat Island & Mooney Money Lands Rezoning Consultation Report – Key Insights Pty Ltd for the State Property Authority, 2011

Assumptions applied to complete this SIA include:

- Socio-economic data for each study area accurately reflects the community demographic;
- Place of work data for the Statistical Area (SA2) of Calga – Kulnura adequately reflects the communities of Mooney Mooney and Cheero Point;
- The key findings of the background studies and technical reports are accurate;
- Outcomes of the community consultation and engagement accurately reflect community views, and
- All potential social impacts to the local community and special interest groups are identified.

1.6 Study area

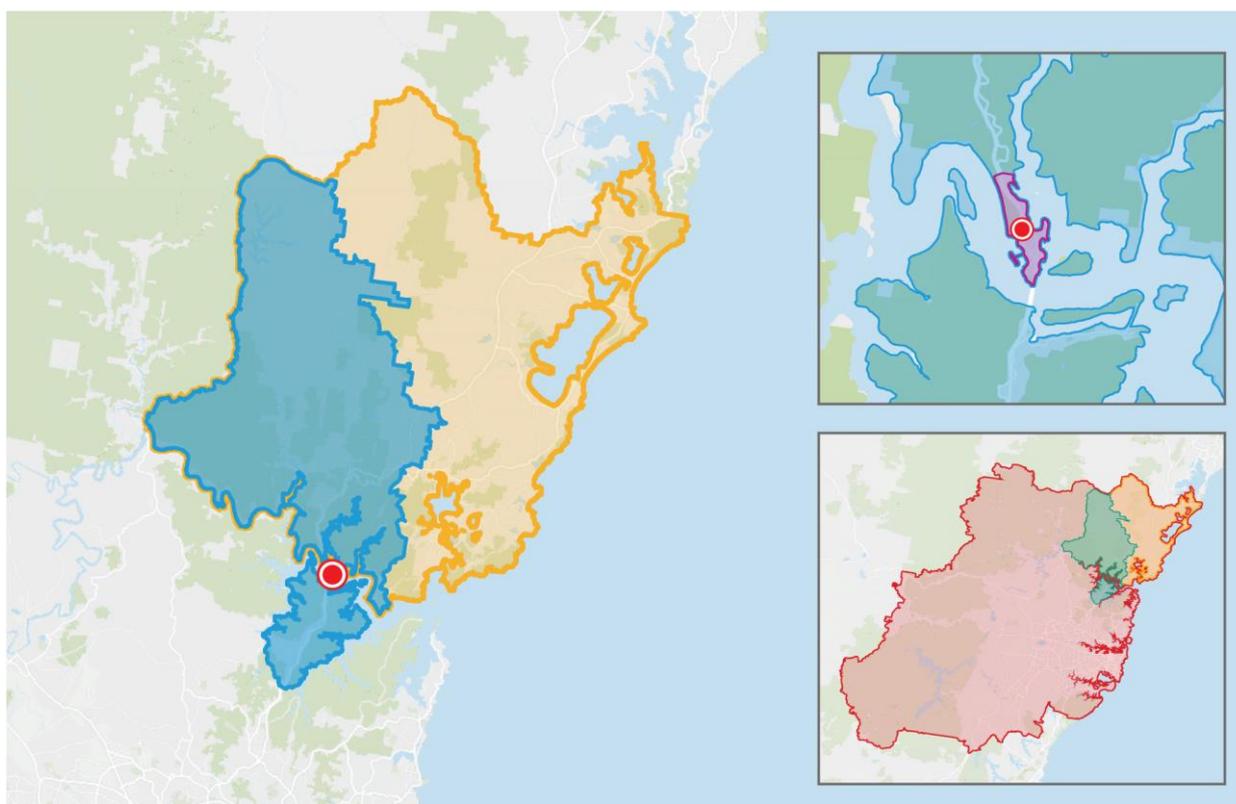
To facilitate the review of the social environment and characteristics of the local community, appropriate study areas have been defined. A study area geographically represents the communities that are likely to experience varying social, economic and environmental impacts of the proposed development. Factors that define the boundary of study areas include:

- Location of the proposed development;
- Existing and future road and rail networks;
- Location of natural and engineering boundaries such as the Hawkesbury River, nature reserves, local parklands, roads, bridges and motorways;
- Perceptual and psychological boundaries that may affect community perceptions of convenience, accessibility, community ties and connections to the site and proposal;
- Location and nature of existing centres, activities and surrounding key land uses, and
- Boundaries of the ABS Statistical Areas for data collection and reporting of Census data.

For the purposes of this SIA three study areas have been defined as the 'primary', 'secondary' and 'tertiary' study areas as described and illustrated in **Figure 1** over page.

- The Primary Study Area, also referred to as ‘Mooney Mooney’, represents the immediate community surrounding the site, as represented by the Statistical Area level 1 (SA1) of Calga – Kulnura. This area captures the communities of Mooney Mooney, Cheero Point and Peat Island, which is the locality expected to experience the greatest degree and range of social impacts and opportunities generated by the proposed development.
- The Secondary Study Area (SSA) represents the surrounding river communities and is represented by the Statistical Areas level 2 (SA2s) of Calga – Kulnura and Berowra-Brooklyn-Cowan. This area includes the communities of Brooklyn, Dangar Island and Milsons Passage. This study area is likely to experience economic benefits generated by the proposed development but will be less immediately affected.
- The Tertiary Study Area (TSA) is defined as the Central Coast Local Government Area (LGA). The TSA captures the more wide-ranging social and economic activity of the area and represents the administrative boundary of Central Coast Council.
- Greater Sydney matches the defined Sydney Greater Capital City Statistical Area (GCCSA), which represents the social and economic boundary of Greater Sydney. This area is discussed as a comparator to the localised impact areas – in order to demonstrate the particular social and economic characteristics of the PSA, SSA and TSA.

The primary focus of this assessment is PSA, which is expected to experience social impacts associated with the Planning Proposal most directly. Impacts to the SSA and TSA will likely to be less pronounced or are likely to involve a particular issue that will also be present within the SSA.



Legend

 Primary Study Area <i>Calga – Kulnura SA1</i>	 Secondary Study Area <i>Calga – Kulnura and Berowra – Brooklyn – Cowan SA2</i>
 Tertiary Study Area <i>Central Coast LGA</i>	 Greater Sydney Statistical Area
 The Site	

⊕ NOT TO SCALE

Figure 1 Study Areas

Source: Australian Bureau of Statistics and Ethos Urban

2.0 Subject site and surrounds

2.1 The site

The Planning Proposal relates to government-owned land in the township of Mooney Mooney, which is approximately 55km north of Sydney CBD, 22km north of Hornsby and 28km south west of Gosford.

The site consists of two sections which are bisected by the M1 Motorway as illustrated in **Figure 3**.

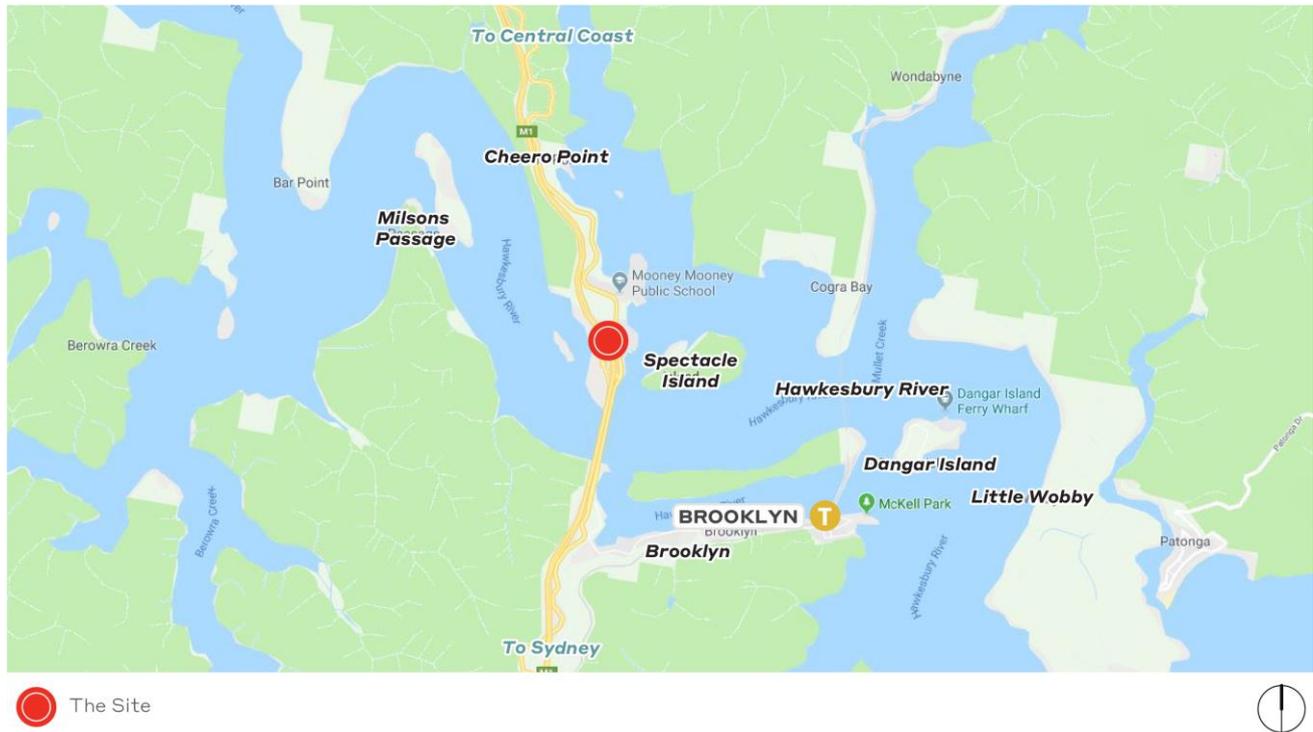


Figure 2 The site and surrounding context

Source: Google, Ethos Urban

East of the M1 is a large section of land that is uncleared and steep sloping. There is a water tower and an emergency ramp however most of this land has heavy vegetation and has limitations in its development. Further to the East, beyond Pacific Highway is another small section of land owned by Property NSW.

This fronts Big Bay and some of the waterfront properties near Kowan Street. To the South are some residential buildings, a chapel, buildings associated with Peat Island psychiatric hospital and a pad site previously used by a service station, which is yet to be remediated. To the north of the site is Mooney Mooney Rural Fire Brigade.

There are currently two connections between the land either side of the Motorway. A pedestrian underpass and a northbound off-ramp that connects to the old Pacific Highway.

West of the M1 are two distinct land areas, Peat Island and the mainland. The mainland has vegetation to the north which forms part of Popran National Park. Further to the South East are buildings and a carpark which belong to the old dairy farm and Peat Island hospital. The concentration of built forms is located on Peat Island. The island is 3 Hectares in total and connected to the mainland via a man-made causeway which can house pedestrians and a single lane for a car. The island is a former psychiatric hospital and includes dilapidated buildings associated with its use (**Figure 4 to Figure 9**). Other improvements include car parking, open space, in-ground pool, gardens and pathways associated with its former use.

The site features existing recreational uses includes Mooney Mooney Point Reserve, Derrubbun Reserve and Cabbage Point. Deerubbun Reserve and Deerubbun Boat Ramp are located south west of the site. The boat ramp is utilised by the various water-based activities throughout the Hawkesbury River Mouth.



Figure 3 Subject site – aerial

Source: Nearmap, Ethos Urban

2.2 Site history

The site has a significant and diverse history. Notably, the use of Peat Island as a hospital for people with a psychiatric illness and/or intellectual disability from 1911-2010 represents a significant portion of the site’s history, and is an example of the treatment of mental illness in during that period. Prior to this, Peat Island was known as Rabbit Island, due to the storage of rabbits on the island during the late 1800s and early 1900s. The site was renamed ‘Peat Island’ in 1936. Following the hospital’s closure in 2010 and has remained vacant.

The surrounding area of Mooney Mooney is associated with the early settlement of the NSW Central Coast, with settler George Peat establishing a ferry service throughout the Hawkesbury River, docking at Mooney Mooney among other villages along the river.

The following section draws on work undertaken by European heritage consultants Urbis (2014, 2016) and Aboriginal heritage consultants Extent (2018) to assess the heritage significance of the site, and associated constraints and opportunities.

Aboriginal history

The site has significant Aboriginal history, with a number of Aboriginal sites identified within the subject area, with rock engravings, grinding groove sites and rockshelters evident on the site and in the surrounds. An Aboriginal Cultural Heritage Assessment was completed by Extent Heritage, heritage consultants, in 2018.

The site and its surround are likely within the Guringai language group area, with evidence of the Guringai people present within the area, by way of rock engraving, painting and scarred trees. Following European settlement, the Guringai people were greatly affected by the influx of disease and the disruption of land for agriculture. As such, many Guringai people had disappeared from the region by the 1840s. The site and its surrounds are within the boundaries of the Darkinjung Local Aboriginal Land Council (DLALC).

The documentary research and archaeological survey undertaken by Extent Heritage (2018) has identified six Aboriginal heritage sites within the PSA, including engravings, grinding groove sites and rockshelter sites. The investigation has also identified areas of moderate, high and very high archaeological potential, covering a large extent of the site.

European history

In addition to the site's Aboriginal history, the site also has significant European heritage. A Heritage Assessment was prepared by Urbis in 2014. Urbis was also commissioned by Property NSW to comment on the constraints and opportunities associated with the site in a letter, dated 2016.

The site includes two items of local heritage significance as identified in the Gosford LEP 2014, being the Grave of Frances Peat (within Deerubbun Reserve) and the Site of George Peat's Inn. George Peat and the Peat family were early settlers in the Mooney Mooney area and significant in the establishment of the area in the 1800s. Despite its long history, none of the buildings associated with the Peat Island Hospital are listed items of heritage significance.

In their Heritage Impact Statement (2014), Urbis summarises the site's European heritage in the following Statement of Significance:

Peat Island, comprising of the hospital facility buildings, the grounds and the wider surrounding context within the Hawkesbury River reflects the changing development of institutional care for the mentally ill in Australia. The site includes evidence of government institution built for the purpose to care for the mentally ill. The subject site demonstrates some architectural qualities of individual buildings and together with the setting of landscaped grounds above the Hawkesbury River they are aesthetically significant.

The subject site contains evidence of various phases of significant site expansion which together form an uncommon record of development of the place as a designed mental hospital from the 1900s to the 1980s. The development of these buildings demonstrates the historical development of the institution covering over a century of use as a mental health facility. However the more recent buildings are generally of lesser aesthetic significance and have been place without an overall site plan.

The first building phase of the island site (the main dormitory blocks - Sea Breeze, Denby, Pines and the Administration Building on the island) are examples of the utilitarian early Federation architecture, which remain largely intact and retain the architectural clarity and presence in regards to its setting.

The works associated with Walter Liberty Vernon are specifically designed in response to the setting and retain the visual links and aesthetic relationship with the Hawkesbury River.

The establishment of the facility reflects the attitudes of social welfare and the responsibilities of the state government in the early 20th century. In its wider context, the subject site represents the development of health care for the mentally ill from the early 20th century, which has evolved with the changing views of society in terms of caring for the mentally ill.

The subject site's landscape setting and cultural plantings also relate to the historical development of the site, as they create a distinct aesthetic environment in relation to the site.

The Chapel and its surrounding context of individual houses were developed in the later 20th century to support the hospital facility and provide an association with the isolated nature of the site (p.35).

Urbis (2014) concludes that the buildings on the site are a mix of highly significant and moderate or little significance:

- Peat Island, including its principal buildings, is a place of high heritage significance. Urbis have noted that some of the buildings on the site "make an important contribution to the character and historical importance of the area... demonstrate a high degree of integrity and date from a key developmental period of the treatment of mental health since the early 20th century" (p.i).
- Urbis recommends that new uses on the site "must enhance the appreciation of the place and to ensure the conservation of the significant features and values of the buildings. It is proposed to retain 4 buildings of

exceptional significance. Namely the main dormitory blocks – Sea Breeze, Denby, Pines and the Administration Building. The causeway, which has also been identified as having high significance, will also require significant upgrades” (p.i).

- Urbis notes that some building elements have moderate heritage significance and contribute to the historical character of the area. These will require further investigation before considering changes.
- Further building elements display “neutral or detracting significance and contribute little to the key period of significance, or detract from the character of the area. It is considered that the alterations or demolition of such elements for a new development may improve the adaptive reuse of the site” (p.i).

In their letter to Property NSW, dated July 2016, Urbis notes the following constraints and opportunities regarding the heritage of the site:

- Tourism use will allow for controlled access to Peat Island and associated uses on the mainland, and will allow the opportunity to provide accessibility and interpretation of the heritage of the site.
- The four principal buildings on the site (the Administration Building, Denby, Pines and Sea Breeze) are of high significance and must be retained. The adaptation of these buildings for new uses is encouraged.
- There is an option to demolish less significant buildings and to build new structures, including accommodation facilities. The demolition of less significant structures may support the viability of conservation and adaptation of highly significant structures.
- The causeway is noted to have significance to the patients and staff involved in its construction.
- The land-based development associated with the Peat Island Hospital is generally determined to be of neutral or intrusive significance, and may therefore be recorded and demolished.

Urbis recommends that the concept plan, zoning plan and master plan for the site provide for the conservation and reuse of significant items on the island and land-based places associated with its development.

A Conservation Management Plan (CMP) is currently being prepared for the site. Although this CMP will inform design at the Development Application stage, it will not form part of the Planning Proposal.



Figure 4 View of Peat Island from the mainland, looking south-west

Source: Ethos Urban



Figure 5 Existing Building of the former Peat Island Hospital

Source: Ethos Urban



Figure 6 Existing recreational (pool) facilities associated with the former Peat Island Hospital

Source: Ethos Urban



Figure 7 Single lane bridge to Peat Island

Source: Ethos Urban



Figure 8 Existing Building of the former Peat Island Hospital

Source: Ethos Urban



Figure 9 Pontoon at Peat Island

Source: Ethos Urban

3.0 Planning Proposal

Property NSW’s Planning Proposal seeks amendments to the Gosford Local Environmental Plan 2014 (GLEP 2014) for surplus Government owned land at Peat Island and Mooney Mooney (the Site).

The aim of the Planning Proposal is to facilitate the future redevelopment of the site, for a mix of residential, community, tourism and employment generating land uses.

The following section will outline and describe the site, its history, the project’s history to date and key features of Planning Proposal.

The Planning Proposal is underpinned by a revised indicative Concept Plan which considered the physical constraints of the site and the zoning of the adjoining lands. The plan shows the locations of various uses within the site and provides an indication of the likely future use of the site (shown in **Figure 10**).

3.1 Project history

Following the closure of the Peat Island Hospital in 2010, the island was identified as surplus to the operations of the Department of Aging, Disability and Home Care (DADHC) and subsequently acquired by Property NSW.

Led by Property NSW, a Planning Proposal to rezone the site was pursued. A summary of the project history up to 2017 is shown in **Table 1** below.

Table 1 Summary of Planning Proposal history

Date	Activity
2011	Community consultation was undertaken to scope a potential rezoning of the site.
August 2014	Property NSW lodged a Planning Proposal to facilitate future development of a residential, community and employment generating lands on the site.
October 2014	Aboriginal Land Claims 32267 and 37514 were lodged for portions of the site. Following this, Property NSW and the Local Aboriginal Land Council signed a Memorandum of Understanding.
December 2014	The Planning Proposal was endorsed by Gosford City Council and referred to DPE for consideration under the Gateway Determination process.
September 2015	DPE requested changes to the proposal and additional information in support of the proposal.
November 2015	DPE concluded that a revised Planning Proposal be provided, and required documentation to address: <ul style="list-style-type: none"> • Urban design • Planning • Ecology • Bushfire • Flooding • Riparian impacts • Traffic • Noise and acoustic • Economic viability • Heritage • Marine operations; and • Visual impact assessment
January 2016	Property NSW engaged technical consultants to provides this documentation. The Planning Proposal was subsequently modified in line community consultation and revised consultant reports/advice.
October 2016	The revised Planning Proposal was submitted to Council.
March 2017	Council endorsed the Planning Proposal for Gateway Determination
August 2017	The Planning Proposal was given conditional Gateway Determination, seeking further clarity in respect of social impact, cultural heritage, biodiversity, utilities and infrastructure.

Source: Property NSW

As noted in this table, this Planning Proposal was first submitted to Central Coast Council in November 2016. Gateway Determination was issued by the Department of Planning, Industry and Environment (DPIE) on 10 August 2017 (PP_2017_CCPAS_006_00 (17/06254)). The Gateway Determination stated that while the supporting studies were sufficient, a number of conditions are required to be addressed prior to progressing the Planning Proposal further. Since August 2017, Property & Development NSW has undertaken a significant amount of consultation with public authorities and Central Coast Council (Council), including the submission of a revised Planning Proposal to Council in December 2018 for review and comments.

Post the 2018 submission, Property & Development NSW has engaged technical consultants to undertake further environmental investigations to respond to Council's and public authorities feedback.

The indicative Concept Plan has been revised in accordance with the additional technical investigations post 2018 submission. The revised indicative Concept Plan comprehensively evaluated the additional environmental and physical constraints, and responded to site's context, future amenity and connectivity.

The revised indicative Concept Plan is shown in **Figure 10** over page.

Lot 9 DP 863305 is excluded from the Planning Proposal, given it is under the care, control and management of Central Coast Council and will be retained as RE1 Public Recreation Zone. The indicative Concept Plan identifies a proposed Rural Fire Services (RFS) at this location. This RFS facility does not form part of this Planning Proposal, and is subject to further stakeholder consultation and a separate planning proposal.

The indicative Concept Plan also identifies a proposed location for a Marine Rescue NSW facility. This facility is subject to further stakeholder consultation and a separate proposal.

A land-based marina is shown on the Indicative Concept Plan located on the foreshore of the Hawkesbury River adjacent to Peat Island. It does not form part of the planning proposal and would be subject to a separate future planning proposal if it is to proceed. This would include a detailed environmental assessment of the impacts.

This part of the site is currently zoned partly RE1 Public Recreation and partly SP2 Infrastructure (for the purpose of hospital) under GLEP 2014, and is proposed to be rezoned to RE2 Private Recreational Zone. A car park is proposed to be an Additional Permitted Use under Schedule 1 of GLEP 2014 on a portion of the site as part of the Planning Proposal.

3.2 Key features of the Planning Proposal

As shown in **Figure 10** over page, the revised planning proposal includes following features:

- Environmental Conservation Areas
- Reconfigured residential lots, resulting in an updated yield of approximately 267 dwellings
 - One of the residential sites would include a secure car park and retail services (~200sqm) at ground level
- Protection of rose garden, and provision of new community facility (Updated area of 3,382 sq.m for Community Facilities (incl. Chapel))
- Land-based marina development (subject to a future planning proposal)
- Refurbished dairy stores as Peat Island 'check-in point'
- New building hotel/ accommodation on Peat Island
- Retained reservoir and pool house on Peat Island
- Refurbished cottages on Peat Island
- Reconfigured road layout
- Reconfigured substation
- Potential location for Marine Rescue Facility (subject to further stakeholder consultation and separate proposal)
- Potential location for RFS station (subject to further stakeholder consultation and separate proposal)



Figure 10 Proposed revised indicative Concept Plan indicating the extent of the proposed works
Source: Urbis

3.3 Proposed planning control amendments

The Planning Proposal is seeking to amend the following provisions of the GLEP 2014:

- Amend Clause 2.1 Land Use Zones of the GLEP 2014 to include SP3 Tourist zone listed under Special Purpose Zones. The proposed SP3 Tourist Zone objectives and proposed permissible uses are consistent with the draft SP3 Tourist zone within the draft Consolidated Central Coast Consolidated Local Environmental Plan (CCLEP). Therefore, this Planning Proposal will be consistent with draft CCLEP, subject to gazettal.
- Amend the GLEP 2014 Land Zoning Map applicable to the site, and rezone SP2 Infrastructure and RE1 Public Recreation zones to E2 Environmental Conservation, R1 General Residential, R2 Low Density Residential, RE1 Public Recreation, RE2 Private Recreation, and SP3 Tourist zones.
- Amend the GLEP 2014 Height of Buildings Map to reflect the maximum height of the buildings proposed (8.5m, 12m and 15m) across selected areas of the site as indicated on the proposed Height of Buildings Map.
- Amend the GLEP 2014 Lot Size Map to allow minimum lots size of 150sqm, 220sqm, 300sqm and 450sqm across selected areas of the site as indicated on the proposed Minimum Lot Size Map.
- Amend the GLEP 2014 Additional Permitted Uses Map and amend the GLEP 2014 Schedule 1 Additional permitted uses to include the use of certain land at Mooney Mooney, including:
 - RE2 Private Recreation zoned land, being portion of Lot 11, DP 1157280 and Lot 12, DP 1158746 as identified on the Additional Permitted Uses Map.
 - To include ‘car parks’ as additional permitted use on this part of the site.
 - R1 General Residential zoned land, being the southern portion of Lot 14, DP1158746 as identified on the Additional Permitted Uses Map.
 - Development for the purposes of emergency services facility is permitted with development consent. The proposed emergency services facility is permissible with consent within the proposed R1 General Residential zone under the draft CCLEP. Therefore, this Planning Proposal will be consistent with draft CCLEP, subject to gazettal.
 - RE1 Public Recreational zoned land, being the southern portion of lot 4 DP239249 as identified on the Additional Permitted Uses Map.
 - Development for the purposes of emergency services facility is permitted with development consent. The proposed emergency services facility is permissible with consent within the proposed RE1 zone under the draft CCLEP. Therefore, this Planning Proposal will be consistent with draft CCLEP, subject to gazettal.
 - R1 General Residential zoned land, being the south eastern portion of lot 12, DP1158746 located along Peats Ferry Road, lot 12, DP863305 and the southernmost portion of lot 14DP1158746, as identified on the Additional Permitted Uses Map:
 - Development for the purpose of ‘food and drink premises’ and ‘shops’ are permitted with development consent.
 - The indicative Concept Plan comprises local shops/restaurants and cafes in the form of shop top housing within the Southern Foreshore precinct and the Chapel precinct, which has an area of approximately 200sqm. The proposed shops and food and drinks premises are of a scale that is better suited for this local area. Shops. Restaurants and cafes are prohibited under the R1 zone of the Gosford LEP and the draft CCLEP. Given the proposal no longer includes a service station and a neighbourhood centre, it is proposed to include food and drink premises and local shops to provide sufficient and much needed local retail services for exiting and incoming residents.
 - RE1 Public Recreation zoned land, being Lot 11 DP863305 as identified on the Additional Permitted Uses Map.
 - Development for the purpose of electricity generating works is permitted with development consent.

In addition, consistent with the recommendation of the CMP, this Planning Proposal includes the proposed LEP amendment to include Peat Island as an Item of Environmental Heritage (Item - General) under Part 1 - Heritage Items, Schedule 5 of the Gosford LEP.

4.0 Existing social context

This section provides an overview of the site and the existing social context surrounding the site. It analyses the existing socio-economic characteristics of the community within the identified study areas (as shown in Section 1.6) to better understand the potential elements, characteristics and context of the existing community that may be impacted by the proposed development.

4.1 Surrounding area

As illustrated below, Mooney Mooney (the PSA) is a small community consisting of residential dwellings, marine orientated businesses, open space and public reserves. Located within Mooney Mooney emergency services facilities including the Mooney Mooney Rural Fire Brigade and a NSW Ambulance Station. This context underpins an assessment of the community profile of Mooney Mooney in relation to the surrounding study areas.



Figure 11 The site and existing facilities

Source: Ethos Urban

4.2 Strategic policy context

The following sections identifies the social drivers for the site, based on a review of the key relevant state and local social policies and strategies. These documents outline the desired social outcomes for the site and locality. The following documents have been reviewed:

- *Central Coast Region Plan 2036* (NSW Department of Planning and Environment, 2016)
- *One Central Coast 2018 – 2028* (Central Coast Council, 2018)
- *Your Vision, Your Future 2028* (Hornsby Shire Council, 2018)

There are no specific strategic directions currently published for Mooney Mooney and Peat Island.

Central Coast Region Plan 2036 (2016)	
NSW Department of Planning and Environment, 2016	
Purpose & vision	NSW Department of Planning and Environment's <i>Central Coast Regional Plan 2036</i> sets out strategic priorities and directions for the future of the central coast. The vision for this region is to deliver: <i>"A healthy natural environment, a flourishing economy and well-connected communities."</i>
Key actions	<p>To achieve this, DP&E have identified the following actions relevant to this scheme:</p> <ul style="list-style-type: none"> • <i>Goal 1: A prosperous Central Coast with more jobs close to home, including:</i> <ul style="list-style-type: none"> – <i>Support priority economic sectors</i> – <i>Strengthen economic self-determination of Aboriginal communities</i> – <i>Increase job containment in the region</i> • <i>Goal 2: Protect the natural environment and manage the use of agricultural and resource lands, including:</i> <ul style="list-style-type: none"> – <i>Recognise the cultural landscape of the Central Coast</i> – <i>Protect and manage environmental values</i> – <i>Sustain water quality and security</i> • <i>Goal 3: Well-connected communities and attractive lifestyles, including:</i> <ul style="list-style-type: none"> – <i>Create a well-planned, compact settlement pattern</i> – <i>Grow opportunities in the region's centres</i> – <i>Align land use and infrastructure planning</i> – <i>Create places that are inclusive, well-designed and offer attractive lifestyles</i> • <i>Goal 4: A variety of housing choice to suit needs and lifestyles, including:</i> <ul style="list-style-type: none"> – <i>Accelerate housing supply and improve housing choice</i> – <i>Grow housing choice in and around local centres</i> – <i>Provide housing choice to meet community needs</i> – <i>Deliver housing in new release areas that are best suited to building new communities</i>

Our Central Coast 2018 - 2028	
Central Coast Council, 2018	
Purpose & vision	<p><i>One Central Coast 2018-2028</i> is the ten year Community Strategic Plan for the Central Coast LGA. The CSP articulates the Central Coast Council's vision for community character:</p> <p><i>"We're committed to strengthening our diverse population by creating new opportunities for connection, creativity, inclusion and opening the door to local sporting, community and cultural initiatives that strengthen our collective sense of self."</i> (p.22)</p> <p><i>"Creating a liveable community means striking a balance between projects that support infrastructure development and others that enhance our quality of life. We're activating public spaces, increasing access to beaches and green spaces and delivering a range of amenities – like walking and cycling routes, playgrounds and sports facilities – that promote healthy living and enjoyment of the natural world."</i> (p.30)</p> <p>The plan also identifies a range of key challenges and opportunities that will shape the Central Coast's future, including:</p> <ul style="list-style-type: none"> • The natural environment of the Central Coast is key to its coastal identity, and conserving the environment in light of population growth and increased development is a priority. • Significantly increased housing is required to support population growth across the Central Coast, and the location of new development is a key consideration. Coordinating infrastructure delivery with new development is essential to meeting community needs. • Increasing and diversifying the range of employment opportunities and businesses within the Central Coast area is important to supporting the growth of the area. • As a coastal area, the Central Coast is vulnerable to sea level rise, extreme weather events and decreased access to fresh water. There is a need to adapt to climate change in the area. <p>Development of the CSP involved the participation of a community reference group, in conjunction with numerous local stakeholders. While the CSP informs the strategic visions for the Central Coast community, it does not identify specific objectives or actions for the Mooney Mooney area.</p>
Key actions	<p>The CSP also identifies five key focus areas which articulate the community's vision for the future of the Central Coast. The following focus areas are relevant to the Planning Proposal:</p> <ul style="list-style-type: none"> • <i>Belonging</i> <ul style="list-style-type: none"> – <i>Our community spirit is our strength</i> – <i>Creativity, connection and local identity</i> • <i>Smart</i> <ul style="list-style-type: none"> – <i>A growing and competitive region</i> – <i>A place of opportunity for people</i> • <i>Green</i> <ul style="list-style-type: none"> – <i>Environmental resources for the future</i> – <i>Cherishes and protects natural beauty</i> • <i>Responsible</i> <ul style="list-style-type: none"> – <i>Good governance and great partnerships</i> – <i>Delivering essential infrastructure</i> – <i>Balanced and sustainable development</i> • <i>Liveable</i> <ul style="list-style-type: none"> – <i>Reliable public transport connections</i> – <i>Out and about in the fresh air</i> – <i>Health lifestyles for a growing community</i>

Your Vision, Your Future 2028

Hornsby Shire Council, 2018

Vision & principles	<p>While Mooney Mooney and Peat Island are not located within the Hornsby Shire, the site's proximity to the LGA and its relationship with townships in which this policy applies is worth noting. <i>Your Vision, Your Future 2028</i> is Hornsby Shire Council's community strategic plan, and was developed through consultation with over 12,000 stakeholders. It sets the broad strategic direction for Council's operations, and identifies some challenges the LGA is facing that are relevant to this Planning Proposal, including:</p> <ul style="list-style-type: none"> • <i>A changing climate and its impact on our natural environment and quality of life</i> • <i>Traffic congestion and its impact on the ability to move around easily</i> • <i>The nature and rate of development and its impact on the sense of community valued by residents" (p.12).</i>
Key actions	<p>The CSP sets out the following directions for the future of Hornsby LGA:</p> <ul style="list-style-type: none"> • <i>Liveable</i>, including: <ul style="list-style-type: none"> – <i>1.1 Infrastructure meets needs of the population</i> – <i>1.2 People have good opportunities to participate in community life</i> • <i>Sustainable</i>, including: <ul style="list-style-type: none"> – <i>2.1 The local surroundings are protected and enhanced</i> • <i>Productive</i>, including: <ul style="list-style-type: none"> – <i>3.1 The prosperity of the Shire increases</i> – <i>3.2 The commercial centres in the Shire are revitalised</i> – <i>3.3 The road/path network provides for efficient vehicle and pedestrian flows</i> • <i>Collaborative</i>, including: <ul style="list-style-type: none"> – <i>4.1 The community is encouraged to participate in Council's decision making</i> – <i>4.2 Information about Council and its decisions is clear and accessible</i> – <i>4.3 Council plans well to secure the community's long term future.</i>

4.3 Demographic profile

The following demographic profile draws on the results of the 2016 ABS Census of Population and Housing to identify key socio-economic and demographic characteristics of the community within each study area.

This section will outline and discuss the key characteristics of the community within the PSA, SSA and TSA, as identified in Section 1.6. Appendices A and B provide a demographic analysis of the PSA, SSA, TSA and Greater Sydney from the 2016 Census periods.

Population age structure and household composition

The population within the PSA dropped between Census years, from 425 in 2011 to 394 in 2016 representing a decline of 7.29%. In 2016, a comparison of population age and household composition in the four study areas indicated the following:

- The median age in the PSA is 49, while the median age in the SSA and TSA is 42. The relatively older population within the PSA is caused by a higher proportion of persons aged 50 years and above.
- A significantly lower proportion of the population in the PSA are aged 19 years and under (18.0%), when compared with all other study areas (27.14% in the SSA, 24.52% in the TSA and 24.64% in Greater Sydney).
- In the PSA, around 70.81% of all households were family households, which significantly lower than the SSA (80.7%) but consistent with the TSA (70.5%) and Greater Sydney (73.6%).

- There was a slightly lower proportion of group households within the PSA (1.86%) in comparison with the SSA (2.27%), TSA (3.07%) and Greater Sydney (4.7%).
- The proportion of lone person households within the PSA (16.77%) was consistent with that of the SSA (17.62%), but slightly lesser than that of the TSA (26.4%) and Greater Sydney (21.6%).

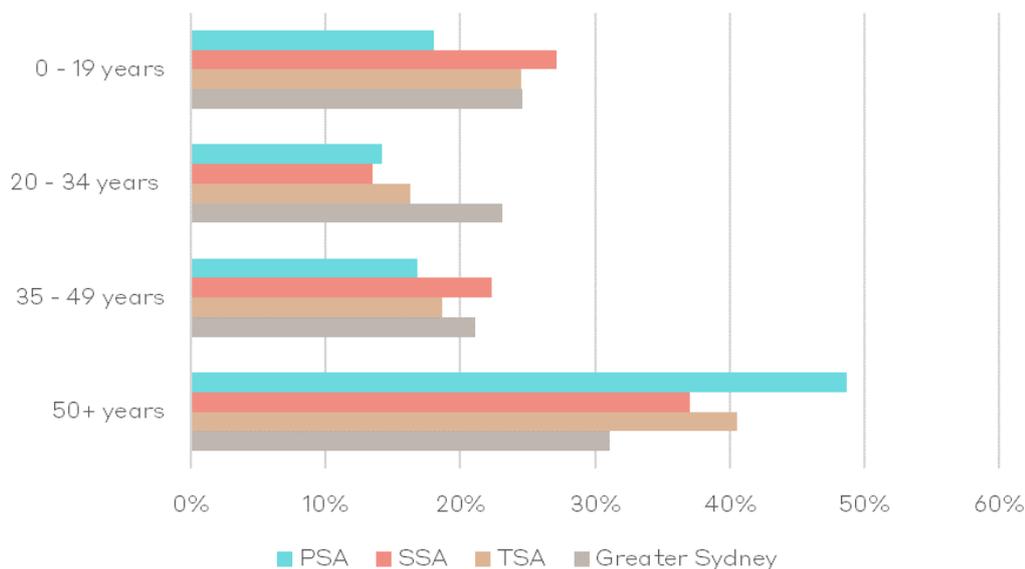


Figure 12 Age structure

Source: ABS Census, 2016.

Cultural and linguistic diversity

In comparison with Greater Sydney, residents of the study area are more likely to have been born in Australia, and are much more likely to only speak English:

- A high proportion of PSA residents were born in Australia, compared to the SSA and TSA, with:
 - 76.90% of residents within the PSA were born in Australia,
 - 74.34% of residents within the SSA were born in Australia, and
 - 78.83% of residents within the TSA were born in Australia.
 - This contrasts significantly from Greater Sydney, where only 57.06% of residents were born in Australia.
- Within the PSA, many residents who were born overseas were born in English-speaking countries:
 - 8.38% of residents were born in the United Kingdom,
 - 3.30% in New Zealand, and
 - 2.54% born in Southern and East Africa.
 - This cultural diversity relatively consistent with the SSA and the TSA but contrasts significantly with Greater Sydney, where the second highest proportion of residents born overseas were born in China (4.66%).
- A very high proportion of residents in the PSA speak only English:
 - In the PSA, around 92.4% of the population speak only English, which is proportionally higher than the SSA (85.84%) and the TSA (88.42%), and significantly higher than Greater Sydney (58.39%).
 - Within the PSA, 4.8% of residents spoke another language and English well or very well, compared with 8.45% in the SSA, 5.35% in the TSA and 29.28% in Greater Sydney.

Aboriginal and Torres Strait Islander residents

1% of residents within the PSA identify as an Aboriginal or Torres Strait Islander, which is consistent with the SSA at 1.3% and Greater Sydney at 1.5%. In comparison, 3.8% of residents in the TSA identify as Aboriginal or Torres Strait Islander.

It is noted that the percentage of residents of an area who identify as Aboriginal and/or Torres Strait Islander does not necessarily reflect whether the area is of significance to the Aboriginal peoples, as many Aboriginal people have been forcibly removed from their lands.

Stability of residence

Residents of the study area were more likely to be established in the area compared with the Greater Sydney average. In 2016:

- The PSA had a similar stability of residence within a one-year period (83.8%) to that of the SSA (83.56%). This was greater than the stability of residence within a one-year period within the TSA (77.79%) and Greater Sydney (76.1%).
- The stability of residence within a five-year period was consistent in the PSA (57.1%), TSA and Greater Sydney, being 54.22% and 53.22% respectively. However, the SSA demonstrated a significantly higher percentage of residence within a five-year period, at 67.81%.

Educational attainment

In 2016, residents of the PSA had lower levels of educational attainment than the Greater Sydney average, but higher than the TSA average:

- 20.94% of residents in the PSA have obtained a bachelor degree or higher qualification,
- 25.19% of residents in the SSA have obtained a bachelor degree or higher qualification, and
- 28.32% of residents in Greater Sydney have obtained a bachelor degree or higher qualification
- Only 13.99% of residents in the TSA have obtained this level of education.

Further, the proportions of residents who have obtained an advanced diploma or diploma is comparable in the PSA (13.27%) and SSA (11.12%), and slightly higher than the TSA (9.23%) and Greater Sydney (9.33%).

Income

Across the study area, there are slightly lower incomes compared with the Greater Sydney average.

In 2016, the median weekly household income in the PSA was \$1,951.00, which is lower than the median weekly household income of the SSA at \$2,196.32 and Greater Sydney at \$2,074.85, but greater than the TSA at \$1,559.80.

Socio-economic status

The Socio-Economic Indexes for Areas (SEIFA) is a measure of socio-economic advantage and incorporating a range of factors. Each area is given a score, with lower scores indicating a greater level of socio-economic disadvantage in the subject area. In 2016:

- The PSA had a score of 1051
- The SSA had a score of 1028 (Calga – Kulnura SA2) and 1105 (Berowra - Brooklyn – Cowan SA2)
- The TSA had a score of 989

Within the Calga – Kulnura SA2, the highest SA1 score was 1067, indicating that the PSA represents a greater level of socio-economic advantage within the broader SA2 area. However, within the Berowra - Brooklyn – Cowan SA2, the minimum score for SA1s was 1024, indicating that the PSA has a relatively lower level of socio-economic advantage within the broader SA2 area. The highest SA1 score within Berowra - Brooklyn – Cowan SA2 was 1145.

Tenure and housing costs

A comparatively lower proportion of households in the PSA either own or are purchasing their dwellings, compared with the Greater Sydney average:

- 27.95% of households own their dwellings outright in the PSA, compared with 38.0% in the SSA, 34.73% in the TSA and 29.11% in Greater Sydney.
- 41.6% of households are purchasing their dwellings in the PSA, compared with 43.14% in the SSA, 34.0% in the TSA and 33.25% in Greater Sydney.
- 24.2% of households are renting their dwellings in the PSA, compared with 15.83% in the SSA, 26.79% in the TSA and 34.07%.

The median household rent in the PSA is \$350 per week, lower than the SSA (\$415.72/week) and Greater Sydney (\$462.2/week) medians, but higher than the TSA median (\$345.83/week).

The following section draws on the 2016 ABS Census data, compiled and presented by .id demographic consultants (<https://profile.id.com.au/central-coast-nsw>) to identify tenure types and levels of housing stress in the TSA. There are significant levels of rental stress among households in the TSA.

- Across the TSA, 12.4% of households are in housing stress, compared with 11.8% of households in Greater Sydney.
- 35.7% of renting households in the TSA are in housing stress, compared with 26.4% of households in Greater Sydney.

A high proportion of household rental stress across in the TSA may cause residents to be displaced from their social networks due to rising rents and housing costs.

Dwelling characteristics

Almost all dwellings within the study area are detached homes.

- In 2016, there were 204 dwellings within the PSA, of which 96.80% were detached dwellings. This proportion of detached homes is significantly higher than the SSA at 84.1%, the TSA at 68.7% and Greater Sydney at 52.5%.
- Within the PSA, none of the dwellings are identified as semi-detached or apartments/flats. This contrasts the other study areas, with semi-detached dwellings accounting for:
 - 2.68% of dwelling in the SSA,
 - 10.87% of dwelling in the TSA and
 - 12.91% of dwellings in Greater Sydney
- Apartments/flat dwellings account for:
 - 0.8% of dwellings in the SSA,
 - 6.7% of dwellings in the TSA, and
 - 25.92% of dwellings in Greater Sydney.

Workforce status of residents

In 2016, the unemployment rate in the PSA was 5.0%, which was higher than the unemployment rate in the SSA (3.8%), but lower than the unemployment rate in the TSA (6.7%) and the Greater Sydney (6.0%)

Occupation and employment of residents

In 2016, residents of the PSA were generally employed within a select group of industries:

- 13.7% of residents within the PSA were employed in the construction industry,
- 12.3% were employed in health care and social assistance, and
- 10.1% were employed in the education and training sectors.

Employment in the PSA was generally consistent with that in the SSA and TSA but differed from Greater Sydney where professional services (9.84%) and retail trade (9.32%) employed a greater proportion of residents. Despite this, health care and social services employed a significant proportion of the population across all study areas.

The PSA has a consistent proportion of residents working within white collar occupations, with that of the other study areas. In 2016, around 67.1% of residents within the PSA were employed in white-collar occupations. This was greater than the proportion in the TSA (66.84%) but less than the SSA (73.9%) and Greater Sydney (73.21%).

Method of travel to work

Residents of the PSA were generally reliant on private cars for transport:

- 69.43% of residents who were employed within the PSA drove themselves to their place of employment.
- 7.25% of the workforce within the PSA worked from home, while 20.21% used public transport to travel to work.
- This is consistent with the other study areas, with 73.98% of the workforce in the SSA, 87.02% of the workforce in the TSA and 68.07% of the workforce in Greater Sydney using private transport to travel to work.

4.4 Economic profile

The following economic profile outlines the composition and characteristics of the economy within the study areas using ABS Census and Australian Business Register data. Refer to **Appendix B**, to review a detailed economic profile of each study area. Industry of employment and business count data was not available for the PSA.

Industry of employment

A higher proportion of residents across the study areas were employed in the construction and agriculture, forestry and fishing industries compared with Greater Sydney.

- In 2016, the highest proportion of the workforce in the SSA were employed in the following industries:
 - 17.39% employed in the construction industry,
 - 13.92% employed in professional services, and
 - 11.56% employed in agriculture, forestry and fishing.
- This is consistent with the workforce in the TSA, with 23.41% employed in the construction industry, and 11.94% employed in professional services.
- While in Greater Sydney 10.09% of the workforce are employed in professional services, 11.71% are employed in health care and social service, and 9.53% are employed in employed in retail trade.
- Professional services a high proportion industry of employment for the resident workforce in all study areas, while retail trade did not represent a significant percentage in either the SSA or PSA.

Business count

Construction and in professional, scientific and technical services represented the highest proportion of businesses in both the SSA and TSA.

In June 2017, 1,990 businesses were recorded within the SSA, of which:

- 17.39% were in the construction industry,
- 13.92% were in professional, scientific and technical services industries, and
- 11.56% were in the agriculture, forestry and fishing industries

Within the TSA, 22,604 business were recorded in June 2017, of which:

- 23.41% were in the construction industry,
- 11.94% were in professional, scientific and technical services industries, and
- 9.78% were in rental, hiring and real estate services industries.

4.5 Existing social infrastructure

As detailed in **Table 2** and **Figure 13**, both Mooney Mooney and SSA feature existing social infrastructure. However, both Mooney Mooney Peat Island have notably less social infrastructure in comparison to the surrounding townships. The majority of social infrastructure in the SSA is located within the town of Brooklyn which is located approximately 4km south-east of Mooney Mooney, along the southern edge of the Hawkesbury River.

Within Mooney Mooney, social infrastructure predominantly consists of small pockets of open space, including Derrubbin Reserve and Peter D’Emden Reserve, with some emergency services bases that benefit from proximity to the M2 Motorway. Community services such as health care and child care facilities are absent from the area, likely due to the scale and demographic of the local population. The community of Mooney Mooney is heavily reliant on the existing social infrastructure located in Brooklyn in maintaining a standard of living.

Table 2 Summary of existing social infrastructure within the PSA and SSA

Social Infrastructure	Primary Study Area (Mooney Mooney)	Secondary Study Area
Education		<ul style="list-style-type: none"> • Brooklyn Public School • Hawkesbury River Child Care Centre
Cultural		<ul style="list-style-type: none"> • The Edge Art Space
Recreation/Entertainment	<ul style="list-style-type: none"> • Mooney Mooney Park • Mooney Mooney Club • Deerubbin Reserve 	<ul style="list-style-type: none"> • Brooklyn Park • McKell Park
Medical		<ul style="list-style-type: none"> • Brooklyn Community Health Centre
Community		<ul style="list-style-type: none"> • Baden Powell Hall
Open Space and Recreation Facilities	<ul style="list-style-type: none"> • Deerubbin Reserve • Peter D’Emden Reserve 	<ul style="list-style-type: none"> • Long Island Nature Reserve • McKell Park • Dangar Island Bowls Club and Playground • Milson Island Sport and Recreation • Kiparra Parl Reserve Walking Track • The Pavilion (rest area and playground)
Emergency Services/Infrastructure	<ul style="list-style-type: none"> • Mooney Mooney Rural Fire Brigade • Mooney Mooney Ambulance Station 	<ul style="list-style-type: none"> • Brooklyn Rural Fire Brigade • Cowan Rural Fire Brigade • Muogamarra Rural Fire Brigade • Hornsby Ku-Ring-gai support Brigade • Brooklyn Wastewater Treatment Plant • Dangar Island Rural Fire Brigade

The social infrastructure available in the area has been mapped in **Figure 13** over page.

A *Community Facilities Needs Assessment* was undertaken by Urbis in September 2016, in support of the Planning Proposal. The assessment identified five key areas in which existing social infrastructure was assessed for its capacity to accommodate the growth in population, catalysed by the Planning Proposal. The assessment found that the Planning Proposal incorporated significant potential to accommodate new social infrastructure including community and health facilities and upgrade existing facilities such as open space.

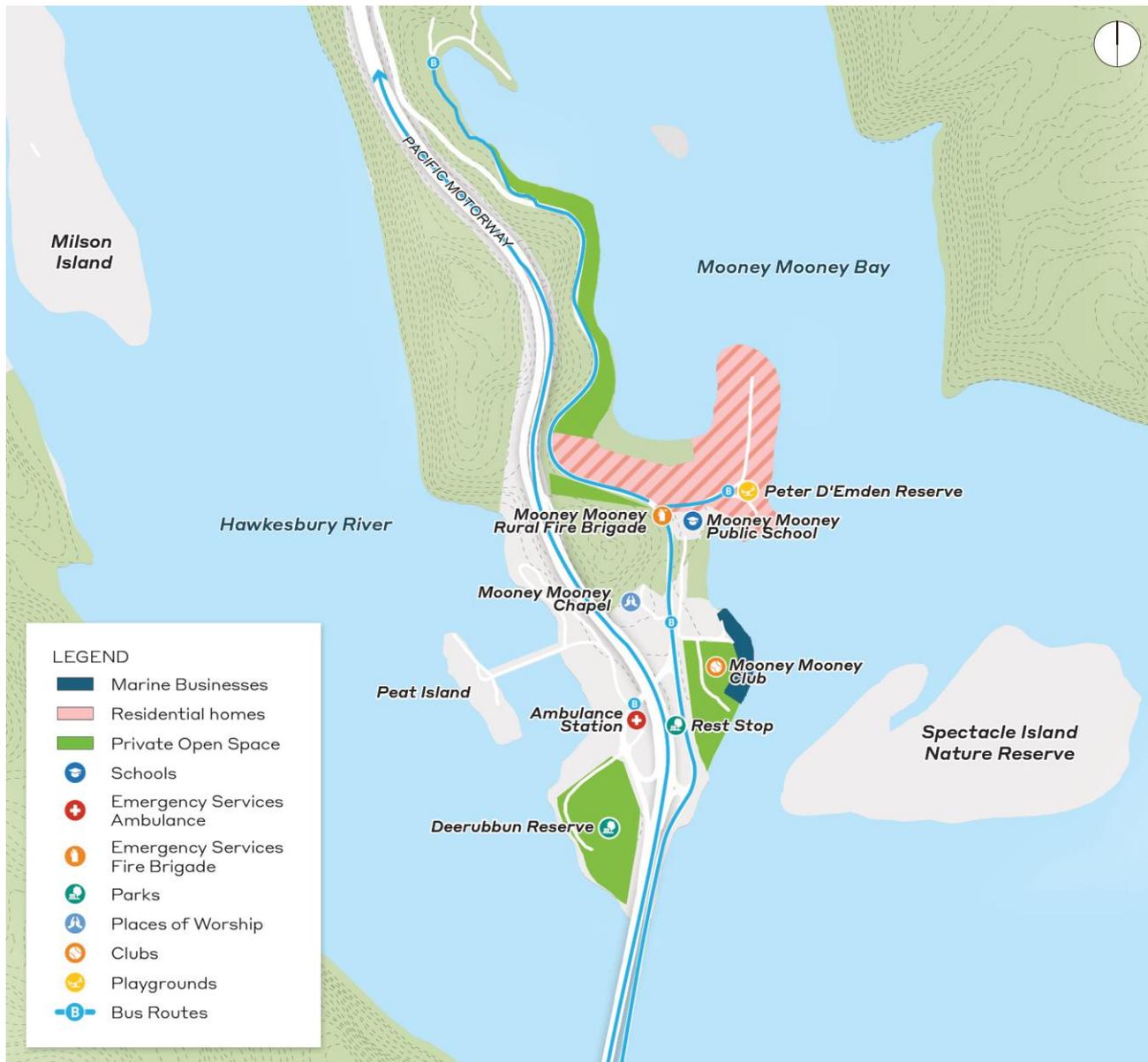


Figure 13 Social Infrastructure within the site and the immediate surrounds

Source: Ethos Urban

4.6 Local stakeholder groups

There are a number of businesses, community groups and government agencies that have an interest or could be impacted by the Planning Proposal. A cross-section of these stakeholder groups were consulted to develop this SIA. There is a diversity of views among these stakeholder groups about the future of the area.

Interest groups that have been identified that would have an interest in the proposed development include the following:

Identified interest groups	
Business and land owners <ul style="list-style-type: none"> Local oyster farmers Hawkesbury Waterways Darkinjung Local Aboriginal Land Council (DLALC) and land owners Private land owners Property NSW NSW Department of Education 	Local and special interest groups <ul style="list-style-type: none"> Friends of Peat Island Nature Conservation Council Mooney Cheero Point Progress Association Community Environment Network (CEN) Lower Hawkesbury Estuary Management Committee Milton Island Sports and Recreation Centre Australian Marine Debris Association Local residents Hawkesbury River Rescue – No longer accredited but operates on weekends from Peat Island Hawkesbury Marine Rescue
Sport and Recreation Groups <ul style="list-style-type: none"> Mooney Mooney Club (bowls) Milson Island Sport and Recreation Centre 	Government Stakeholders <ul style="list-style-type: none"> Central Coast Council Hornsby Shire Council Department of Transport Department of Planning and Environment Department of Health (NSW Ambulance)

4.7 Key social issues and trends

The following section includes a brief overview of social issues and trends associated with the local area that have been raised through strategic policy documents, targeted stakeholder consultation and other research, including:

- Slow growth in local economy:** Strategic policy documents highlight the need to revitalise the centres of the Central Coast, as the area has low levels of employment self-containment. In Mooney Mooney, almost all residents travel outside the area for work. While the hospital was operational, Mooney Mooney had a main street, but the size of the population no longer supports this scale of commercial activity. Stakeholders generally saw the Planning Proposal as an opportunity to boost the local economy.
- Increase in transient populations:** The locality is readily accessible to Sydney and anecdotally has experienced an increase in the number of holidaymakers and visitors. Targeted stakeholder consultation consistently noted that these visitors do not treat the local area in the same way as residents and cause increased traffic and litter.
- Community associations:** There are a large number of community associations in the area, and many residents are active in local community life.
- Reputation of Peat Island Hospital:** The hospital has a sensitive history associated with its previous uses as a psychiatric institution, including a history of deaths and some reporting of mistreatment of residents.

4.8 Key findings – local social context

An analysis of the existing social context has indicated the following implications for the current social environment in Mooney Mooney and Peat Island.

- There is strategic policy support at all levels of government for increased investment in local centres to deliver increased jobs close to home for Central Coast residents, as well as balancing increased housing with protection of the local environment, reflecting the value placed on the natural environment in the area.
- Strategic policy documents identify that residents strongly value the lifestyle and liveability of the Central Coast and nearby townships. While supporting housing growth with appropriate and affordable housing is required, enhancing the liveability of the area will require increased infrastructure investment so that quality of life is not eroded.
- The demographic analysis of the area highlights that the population of Mooney Mooney are established in the area, and tend to be older, Australian born / English speaking, with lower incomes compared to the Greater Sydney area. Residents are likely to live in lower density dwellings (i.e. separate houses) and rely on cars for transport. Many residents have lived in the area for significant periods of time. In the broader Central Coast LGA, there is a comparatively high proportion of households experiencing housing stress compared with the Greater Sydney average.
- There is limited social infrastructure available in the area. While the existing social infrastructure is appropriate to the size and composition of the population, there is no school, childcare centre or health facilities located on site. An increased population associated with the Planning Proposal would require additional social infrastructure, and a previous technical report (Urbis 2016) has highlighted the potential of the site to accommodate additional social infrastructure.
- There are a number of social issues and trends that have an impact on the context of the site, including the decline in the local economy, Peat Island's dark reputation, which has recently been highlighted by media reports, and an increase in visitors to the area.
- There are a broad range of stakeholders associated with the site, who do not share a vision for the area.

5.0 Forecast future social context

The following section outlines how the PSA is forecast to change between 2016 and 2036.

The purpose of this section is to better understand how the social context of the site is expected to change in the future by analysing population and employment forecasts and identifying major developments likely to have an impact on the study area. Examining the future social context of the development helps to identify whether the Planning Proposal will reinforce or hinder forecast change in the social environment.

It is noted that all forecasts are exclusive of the Planning Proposal, as population forecasts associated with the Planning Proposal have not yet been identified.

5.1 Forecast community profile

The following section describes the forecast community profile for the area, based on both forecasts that do not take account of the Planning Proposal, and forecasts that reflect the growth and development associated with the Planning Proposal.

Forecast growth and development (based on BTS data)

For the purposes of this assessment, the PSA is informed by the data available for the relevant Travel Zone (TZ), which captures the area further north of the site towards Mount White. As such, the area is commensurate to the Calga-Kulnara SA2 area.

The area is currently forecast to undergo minimal population growth. In the PSA, the number of residents is projected to increase from 810 residents in 2016 to 836 in 2036, a growth of 3.2% over twenty years. While in the SSA, the number of residents is projected to increase by approximately 2,268 in the same period, representing a growth rate of 13.14% over twenty years. The TSA is expected to increase by 22.23% and Greater Sydney 36.15% in the same period.

The above forecasting demonstrates a substantially lower population growth rate in the PSA when compared to the other study areas. Therefore, without taking account of the Planning Proposal, the PSA is forecast to undergo minimal growth during this period.

Forecast population growth arising from Planning Proposal

It is noted that the development will include 267 dwellings and 93 tourist units. These aspects of the Planning Proposal are likely to significantly alter the forecast growth for the area.

Detailed projections are not able to be completed at this early stage of the planning process.

5.2 Forecast economic profile

The following section describes the forecast economic profile for the area, based on both forecasts that do not take account of the Planning Proposal, and forecasts that reflect the growth and development associated with the Planning Proposal.

Residential workforce

The residential workforce of the PSA is forecast to undergo minimal growth in the medium term future. Between 2016 and 2036, the number of residents employed within the PSA is projected to increase by 11.25 employed residents, representing an increase of 2.52% during this period.

This rate of growth is significantly lower than the growth SSA which is forecast to increase by 1,138.69 (11.92%) in the same period. In the TSA, the forecast rate of growth is greater at 18.83%, resulting in additional 29,778.49 employed residents, while the rate of growth is higher still in Greater Sydney, with an increase of 34.31%, equating to 867,680.98 employed residents in the same period.

Industry growth

Between 2016 and 2036, employment within the PSA is projected to increase by 53.97 jobs, equating to a 20.59% growth. Within the SSA, the quantity of jobs is expected to grow by 9.31% equating to an additional 707.42 jobs, while in the TSA an addition of 34,302.53 jobs within the region will result in an increase of 26.81%. In Greater Sydney, an increase of 874,951 jobs is forecast within this period, equating to a growth of 34.07% within the region.

Increase in employment in the PSA is forecast to be concentrated in industries such as construction, accommodation and food services, public administration and safety, and health care and social assistance. This is likely due to the existing population service facilities within the PSA and the inclusion of emergency services facilities.

While these industries represent a significant proportion of jobs growth in the SSA, TSA and Greater Sydney, other industries such as arts and agriculture, forestry and fishing, retail trade and professional, scientific and technical services represent a greater proportion of industry growth within the SSA, TSA and Greater Sydney.

Change arising from Planning Proposal

The forecasts above do not take account of the growth and development associated with the Planning Proposal. The PP will create a number of ongoing jobs, including through creation of tourism accommodation, community facility, local shops/restaurants and cafes (with an area of approximately 200sqm), and recreation and open spaces.

This increase in jobs would represent a change to the employment forecasts for the area. However, it is too early to complete detailed economic forecasts at this stage of the planning process.

5.3 Other projects and developments

The understanding of future social context is also informed by recent development within the subject area.

A search of recent development within Mooney Mooney and its surrounds in 2018 found that no major or significant development has been approved or currently under assessment. Further, a review of the Department of Planning and Environment's Major Project register concluded that, excluding the proposed development subject of this SIA, no State Significant Development is planned within proximity of the subject site.

5.4 Key findings – forecast future social context

The future community and economic profiles portray the PSA as a community of minimal growth, both in terms of future residents, the workforce and employment:

- There is modest future growth forecast for the Mooney Mooney and Peat Island area, however, it is far below what would arise from the implementation of the Planning Proposal. Detailed forecasts that incorporate the impact of the Planning Proposal are yet to be completed but would likely demonstrate significantly increased population and employment growth, which would have a significant impact on the social environment of the area.
- There are no significant new developments identified in the area which are likely to drive population and employment growth. The Planning Proposal is the most significant proposal in the area, likely to have a significant impact on the existing community.

6.0 Community consultation and engagement response

The following section identifies the community and stakeholder engagement process regarding the Planning Proposal undertaken to date, including summaries of the engagement processes undertaken in 2011, 2017 and 2018. To date, a number of methods have been used to gather information from the relevant interests groups, stakeholders and local residents about their attitudes regarding the Planning Proposal. These methods included:

- Newsletters
- Community Open Day
- Stakeholder meetings, including with Progress Association
- Community information sessions
- Targeted stakeholder consultation (2018)

Information gathered by the above methods has helped to identify potential impacts to the social environment from the proposed development and their level of significance to the community and stakeholders. These consultation activities provide a context for a further discussion of the outcomes of the consultation process.

Further community and stakeholder engagement is planned in association with the public exhibition of the Planning Proposal.

6.1 Community engagement prior to 2018

Prior to 2018, there have been two rounds of engagement associated with this Planning Proposal, undertaken by Property NSW and communications consultant, Elton Consulting, in 2011 and 2017 respectively. The outcomes of these consultation processes are identified below. Some of the following information has been provided by Elton Consulting.

Property NSW (formerly Government Property NSW) undertook consultation in 2011 to inform the development of a Masterplan for the site. Engagement activities included invitations to share insights, newsletters, a meeting with the Progress Association and Community Open Day. Engagement indicated general support for rezoning the land for alternative uses. Key findings of this engagement process included:

- Peat Island and Mooney Mooney represent a unique and beautiful area that is value for its natural assets and unique village-style communities;
- Protection of the local environment is vital and the retention of bushland is strongly supported, protection of mangroves and other natural features is also highly desirable;
- There is a gateway site and the visual impact of future development is important;
- The local community highly values the heritage associated with the site;
- The river is important and needs to be projected, and public access to the waterfront for passive recreation is essential;
- Tourism was generally considered a desirable use, particularly if it is in keeping with the unique local environment and heritage values of the site;
- Rezoning and redevelopment of the site appears to be a desirable outcome for the majority of people who were consulted, but a small number of people outlined that would prefer the site was left as is or improve as a passive recreation area;
- There were mixed views regarding residential development. Some people were strongly in favour of residential development but this was condition to the scale of the proposal, and equally, some residents were not supportive of residential development, and
- The highway service centre concept attracted the strongest negative response (now removed from the proposed revised indicative Concept Plan), however, there is general support for a small-scale service station and the site of the former petrol station was often recommended.

In March 2017, Elton Consulting coordinated a community information session with the Mooney Mooney & Peat Island Progress Association. This Community Information Session was held on Thursday 27 March 2017 at Mooney Mooney Chapel. A total of 61 people signed in, and Elton Consulting estimated that a total of approximately 70 people participated in the session on the day. Key findings which emerged from the question and answer session included:

- Maintaining the local character and beauty by minimising visual impacts is important to the community;
- The marina will need to incorporate both casual and permanent moorings in order to create a viable community; (we note that marina would be subject to a future planning proposal)
- Provision for community facilities and amenities are required to service a growing population, and
- Community expectation is for a high level of consultation throughout the planning phases of the development, specifically engaging with river communities throughout the lower Hawkesbury area including Brooklyn, which acts as a service centre for the region.

6.2 Community engagement process in 2018

The following section provides an overview of the targeted community engagement process undertaken by Ethos Urban in 2018 to support the development of this SIA.

Description of engagement process

In 2018, targeted stakeholder engagement was undertaken by Ethos Urban to uncover the values and concerns for the site as held by local community, in the context of its history, its current form and in the context of the Planning Proposal.

The process involved the selecting a broad cross-section of stakeholders within Mooney Mooney and surrounding areas. To ensure a diverse response, stakeholders included residents' associations, local businesses, transport operators and cultural groups.

The stakeholder engagement was conducted by way of a phone survey in which participants were asked a series of questions relating to social aspects of the site and its surrounding communities.

Outcomes of engagement process

The following section outlines the results of targeted stakeholder engagement activities conducted by Ethos Urban in 2018. The outcomes are aligned by the following themes (1) community values, (2) community concerns, (3) aspirations and (4) community response to the Planning Proposal:

1) Community values

Participants were asked to describe the Mooney Mooney and Peat Island site and articulate their connection to 'place' as a resident and/or worker. While the depth of responses was varied, selected values were consistently raised by multiple stakeholders.

When asked to describe Mooney Mooney, participants consistently noted the:

- Relationship of residents: The majority of participants described Mooney Mooney as a 'tight-knit' community, and as such, the area was described as a very safe place to live. Many participants explained that their families have lived in the area for multiple decades.
- Size and attributes of the population: Some participants noted the growing rate of holidaymakers and tourists to the Mooney Mooney area, noticeable in the 'tight knit' community identified above. Stakeholders described the differing values that holidaymakers have for the Mooney Mooney area, and noted that holidaymakers are less present in the community.
- Lifestyle: Generally, participants described Mooney Mooney as providing its residents with a very peaceful lifestyle. The majority of participants described the value of existing community facilities within Mooney Mooney,

namely the school and chapel buildings. Despite the school's closures in recent years, the community continue to use these facilities as a place to meet and hold activities. The Mooney Mooney Club was described as the heart of the township, providing a place for residents and visitors to gather. These sites were described as critical to the social composition of the Mooney Mooney community.

- Connection to the surrounding landscapes: All participants noted the beauty of the landscapes which surround Mooney Mooney, and described these aesthetic and scenic values as integral to the Mooney Mooney community. Participants also described the value of the Hawkesbury River, with multiple stakeholders utilising the river for commercial and recreational purposes.

When asked to describe Peat Island, participants consistently noted the following:

- Peat Island's connection to Mooney Mooney: Participants described Peat Island's connection to Mooney Mooney during the time of the hospital's operations. Specifically, participants noted that residents of the hospital were considered part of the Mooney Mooney community. Participants also noted that, since the hospital's closure, Peat Island has been isolated from Mooney Mooney. Participants described their desire to reconnect Peat Island and Mooney Mooney, both socially and physically.
- Connection to the surrounding landscapes: As with Mooney Mooney, participants noted the significance of the landscape that surrounds Peat Island and its value to the community.
- Connection to Indigenous heritage: Multiple participants described the Indigenous heritage of Peat Island, explaining the value of rock carvings evident throughout the site.
- Perceived degradation: Multiple participants expressed disappointment in that the Peat Island site has been abandoned since the closure of the hospital in 2010. Although the buildings on the site have been maintained since Property NSW acquired it, there is a perception within the community that buildings have degraded since the closure of the hospital.
- An area of opportunity: Notwithstanding this, the majority of participants noted the significant potential of the Peat Island site, but describe the sensitivities that need to be considered in future development.

2) *Community concerns*

During the survey, participants expressed concerns for the Mooney Mooney and Peat Island area, both in its current form and in the context of the Planning Proposal. Concerns that were noted include:

- Increased population associated with the Planning Proposal: Participants noted that an increase population will likely affect the 'tight-knit' community of Mooney Mooney, potentially creating a divide in the community. Understandably, participants were unable to fully articulate the effect of increased populations in the area, but consistently noted concerns for the effect. Concerns in respect of both the permanent residents and holidaymakers were noted.
- Existing amenity: participants also expressed concerns regarding the strain of resources and amenity within Mooney Mooney and surrounding townships (particularly Brooklyn) caused by the likely increase in population. While concerns related to the use of physical amenity, participants noted the associated effect on the social environment. For example, if residents and visitors find it difficult to find car parking, the use of local amenity and participation in the community gatherings will likely decline.
- Existing community facilities: Multiple participants described their use of the existing community facilities within Mooney Mooney, namely the school and chapel. The use of these buildings were described as critical to the social composition of Mooney Mooney. Participants expressed concerns that access to these facilities would be greatly affected by the Planning Proposal.
- Effect on landscapes: Consistently, participants expressed grave concerns for the Planning Proposal's potential effect on the local environment. As described above, participants described the scenic values of the local environment as inherently linked to the social environment of Mooney Mooney and surrounding areas.
- Access to Peat Island: Participants identified access to Peat Island as a concern. Participants who lived in the area during the hospital's operation described the easy of access to Peat Island, which has since been restricted following the hospital's closure in 2010. Participants described a concern that the future use of Peat Island would also restrict its public accessibility.

3) Aspirations

In understanding the needs of the community and the associated impacts on the social environment, participants were asked to describe their aspirations for both the Mooney Mooney and Peat Island areas within the next five to 10 years.

Specific to Mooney Mooney, participants described the following aspirations:

- **Retention of community:** Participants aspired to retain the social composition of the existing community. Specifically, the existing community facilities within the area were identified as critical mechanism for retaining the existing social composition of Mooney Mooney.
- **Conservation of natural environment:** Participants expressed that the conservation of the natural environment would remain as the backbone of the local community.
- **Mixed use development:** Participants held a variety of opinions in regard to the type and scale of future development. Some participants noted a need for additional services and commercial uses within Mooney Mooney, specifically in the context of population growth. However, some participants described their content with the lack of services and commercial uses, and aspired to retain Mooney Mooney as a wholly residential community. Generally, participants described their aspiration for a village atmosphere in reference to future commercial development, with a desire to boost the local economy of Mooney Mooney

Specific to Peat Island, participants described the following aspirations:

- **Conservation of natural environment:** Generally, participants noted the conservation of the natural environment as integral to the future of Peat Island, and described their aspirations to access, use and learn from these environments. Many participants described the need for greater access to Peat Island.
- **Preservation and celebration of Indigenous and European heritage:** Multiple participants described the items of Indigenous and European heritage throughout the Peat Island site, and their value to the local community. When describing their aspirations for the site, multiple participants noted the significant potential created by these items for education and tourism uses.
- **Use related to water:** Multiple participants described the potential of Peat Island to accommodate educational uses, specifically tertiary education in aquaculture studies.
- **Tourism:** Participants also described the potential for Peat Island to accommodate tourism uses, utilising its proximity to the Hawkesbury River and its townships. When discussing the potential of tourist uses, participants noted the benefits created by the items of heritage significance throughout the Peat Island site. Also noted was the potential of Peat Island to include tourist accommodation uses.

4) Community responses to the Planning Proposal

Participants were asked if they were aware of the Planning Proposal and to discuss aspects of the Planning Proposal they valued or had concerns about. These questions were intended to gauge the community's perception of the Planning Proposal from a social impact perspective.

While all participants were aware of the Planning Proposal, their detailed knowledge of the Planning Proposal was varied. It is noted that only one of the participants spoke specifically to the rezoning of land subject of the Planning Proposal, while the majority of participants spoke to elements of the Concept Plan included in the Planning Proposal. The following themes were noted when discussing the planning proposal:

- **The development of Peat Island is acceptable:** Generally, participants were in favour of development on Peat Island, in some form. Multiple participants described the current degraded condition of the Peat Island Hospital buildings as 'a disgrace', and therefore would welcome development providing it would permit public access to the site. Participants saw the development of Peat Island as an opportunity to reincorporate the site into the Mooney Mooney community. Further, participants described the mainland areas of the Peat Island site as having significant potential to provide critical open space to the surrounding communities.
- **Development of the Mooney Mooney area is more complex:** Opinions of development in the Mooney Mooney area were more varied. Some participants believe the Mooney Mooney area should stay in its current form, while

others welcomed development that would stimulate the local economy and provide additional services and employed within the area.

- **Appropriate scale of development:** Most of the participants recognise that high density residential development was inappropriate for the area, given the existing scale of residential development. Participants were generally more receptive to the idea of low-medium scale of development. Some participants related high-densities to greater social friction within the Mooney Mooney area and surrounding communities. It is noted that the proposed zoning for the area does not include high density development.
- **Regeneration of the area:** Participants generally recognised the potential of development to catalyse growth in the area, specifically the growth in the local economy. Participants noted that growth in residential populations would need to be supported by appropriate upgrades of existing infrastructure to avoid community frustration.
- **Environmental conservation should underpin future development:** All participants noted that the preservation of the environment should be prioritised over development yields.
- **Stage development:** Participants noted the benefits of staged development, allowing the existing communities to adapt to the likely growth in residential densities and unprecedented uses (ie tourist accommodation) within the area.

6.3 Future community consultation – public exhibition of Planning Proposal

A broader community engagement program is planned in association with the public exhibition of the Planning Proposal. Further detail will be reported here following that process.

6.4 Key findings – community consultation and engagement responses

Community and stakeholder consultation has identified a range of community values and aspirations that should be reflected in the Planning Proposal. Views on many aspects of the Planning Proposal are mixed:

- Mooney Mooney was described as a ‘tight knit’ community, and residents have expressed concern that the significantly increased population associated with the development will place significant stress on the social fabric of the community and may catalyse friction. Residents were generally not in favour of higher density development, and any increase in population will need to be supported with appropriate infrastructure to prevent community frustration.
- The natural environment of Mooney Mooney, Peat Island and the surrounding areas is inherently linked to the ‘sense of place’ of the local area. As such, conservation of the local environmental should be prioritised in any future development.
- The community is generally in support of the redevelopment of Peat Island, stakeholders saw the development of Peat Island as an opportunity to reincorporate the site into the Mooney Mooney community and to revitalise the built and natural heritage of the site.
- The community greatly value the Aboriginal and European heritage of Peat Island and the surrounding areas, and believe it should be celebrated and accessible.
- While some in the community welcome an increase in local businesses to the Mooney Mooney area, others are content with the existing scale of commercial development.
- The communities of Mooney Mooney and the surrounding areas greatly value the existing community facilities (namely the Mooney Mooney School and Chapel) and find these facilities fundamental to maintaining the current social environment. They are concerned increased development will place pressure on these facilities.

7.0 Preliminary social impact analysis

7.1 Social impact analysis framework

This preliminary social impact analysis provides a response to the intent, objectives and principles outlined in the International Association for Impact Assessment's (IAIA) International Principles for Social Impact Assessment guideline (2003). This framework has been applied to the identification, consideration and assessment of the social impacts associated with the Planning Proposal, while noting that this report is a preliminary analysis as further information will be incorporated once the public exhibition period has been completed. At this stage, only targeted stakeholder engagement has been completed.

As outlined in the Social Impact Assessment Guideline prepared by IAIA (2015), social impacts vary in their nature and can be positive or negative, tangible or intangible, quantifiable, partly quantifiable or qualitative. Social impacts can also be experienced or perceived differently by different people and groups within a community.

The overarching framework for this social impact analysis is identified in detail in Section 1.3.

7.2 The scope of this analysis

This social impact analysis assesses the level of potential impact on the community and social environment should they occur, compared to the baseline scenario of the existing use of the site and future profile of the community.

The purpose of this preliminary social impact analysis is to:

- Assess the significance of the identified potential social impacts generated by the Planning Proposal based on the potential frequency and severity of the impact, should it occur
- Develop social impact mitigation and enhancement options for any identified significant social impacts
- Advise Property NSW of potential social impact mitigation and enhancement options to help finalise the concept design masterplan and remaining technical studies.

It is noted that this SIA applies specifically to the Planning Proposal and its broader concepts (i.e. changes to land use), and therefore does not assess the potential impacts associated with the demolition, construction and operation of future development. It is recommended that an additional SIA be undertaken at the time of these works.

Ultimately there are two main types of social impacts that will arise as a result of the Planning Proposal for Mooney Mooney and Peat Island. First, there are direct impacts caused by the project and which cause changes to occur within the existing community, as measured through the use of social indicators, such as population, health, and employment. Second, there are indirect impacts that are generally less tangible and more commonly relate to matters such as community values, identity and sense of place.

The primary focus of this assessment is PSA, which is expected to experience social impacts associated with the Planning Proposal most directly. Impacts to the SSA and TSA will likely to be less pronounced or are likely to involve a particular issue that will also be present within the SSA.

The information gathered from targeted stakeholder consultation provides insight into the community's perspectives, attitudes and views of the local area and Planning Proposal. These insights, coupled with a detailed analysis of the existing and anticipated social context of each study area has revealed several potential social impacts, opportunities and considerations for the Planning Proposal, which are outlined below.

7.3 Social factors and impacts considered

An assessment of the social impacts associated with the Planning Proposal is provided in the following sections. Impacts have been grouped in accordance with the social factors identified in Error! Reference source not found.. An assessment of the overall impact, duration, extent, potential to mitigate/enhance and likelihood has also been undertaken.

Key assumptions underlying this assessment are noted in Section 1.5 of this report.

Table 1 – Social factors and impacts considered

Project phase	Social factors	Impacts considered
Planning Proposal	<ul style="list-style-type: none"> • People’s way of life • Community cohesion and character • Access to services and facilities • Local environment • Community health and well-being • People’s personal and property rights • People’s fears and aspirations 	<ul style="list-style-type: none"> • Mooney Mooney community character • Local lifestyles and amenity • Community connection to natural environment • Sense of place and belonging • Access to social infrastructure • Traffic, transport and accessibility • Aboriginal and European culture and heritage • Employment • Health and wellbeing

7.4 Overview of impacts

The following section provides a brief overview of the social impacts arising from the Planning Proposal, a thematic analysis of social impacts associated with the Planning Proposal and potential responses and mitigation measures to address these impacts. This section also includes an assessment of duration, extent, potential to mitigate/enhance and likelihood of each identified impact.

This section considers the following impacts:

- Mooney Mooney community character
- Local lifestyles and amenity
- Community connection to natural environment
- Sense of place and belonging
- Access to social infrastructure
- Traffic, transport and accessibility
- Aboriginal and European culture and heritage
- Employment
- Health and wellbeing

7.5 Mooney Mooney community character

The Planning Proposal is likely to have a significant impact on the existing community character of Mooney Mooney as the proposal includes provision for 267 new dwellings (including apartments and townhouses), 93 tourist units, local shops/restaurants and cafes (with an area of approximately 200sqm) and other significant changes to Mooney Mooney.

Potential impacts

Primary study area (PSA)

- Disruption to existing social fabric of the community due to increased residential and visitor populations in Mooney Mooney and on Peat Island. The Planning Proposal includes new housing, tourism accommodation and retail uses, which will lead to the addition of new residents and visitors into the existing Mooney Mooney community. Targeted stakeholder consultation highlighted that residents are concerned about the impacts of increased population, for example, potential increased friction between existing, established residents and new residents in the area.
- Potential changes to the social composition of the community due to new dwelling types in Mooney Mooney, including townhouses and apartments. The existing demographic profile indicates a relatively stable community profile, with a high proportion of older, English speaking, Australian born residents. New dwelling types associated with the Planning Proposal may attract a broader range of household types, such as empty nesters, young families and increased numbers of children, which may change the character of the existing community. Targeted stakeholder engagement identified that some participants see higher density development as a catalyst for increased social friction.
- Potential conflict within the community arising from changes to how 'tight knit' the community feels due to new residents and visitors. This may erode the existing community's sense of social cohesion and connection, while new residents and visitors may also feel divided from existing residents, as there is a strong established community with a relatively homogenous demographic profile. Potential friction between new and existing residents due to the proposed location of new housing on the northern foreshore and southern foreshore precincts, divided from existing housing by the M1 Motorway and Old Pacific Highway. This may enforce physical and symbolic divisions between the groups.
- Potential negative social impacts associated with scale of development within Mooney Mooney. Targeted stakeholder consultation highlighted that many participants see high density development as inappropriate to the area, given the existing scale of development, and that some residents believe Mooney Mooney should remain a low density, residential community.
- Potential increased housing costs associated with new waterfront housing in the area. Some of the new housing that will be created through the Planning Proposal will be located within a landscape setting, with water views, and be relatively accessible to Sydney. This housing may attract a more wealthy demographic, including holidaymakers from Sydney. This may contribute towards rising housing costs within Mooney Mooney in the longer term, which could displace existing renting households in the area.
- Increased pressure on existing community facilities, such as the Mooney Mooney Club and facilities within the local school, due to increased residential and visitor populations. This may displace community associations who regularly use these facilities.
- Increased housing choice for existing residents, via townhouses and apartments. New dwelling types which may provide more affordable home ownership options for new and existing residents, as well as opportunities to downsize or age in place while remaining connected to the existing Mooney Mooney community. However, if housing is not affordable for existing Mooney Mooney residents, there will be limited benefits to the existing community. The demographic profile of the area indicates that housing stress is a concern across the Central Coast LGA.
- Potential positive social impacts associated with regeneration of the area. Targeted stakeholder engagement identified that residents recognise the potential of the Planning Proposal to raise the profile of the area, increase the population, attract investment and revitalise the area.

Secondary study area (SSA) and tertiary study area (TSA)

- Increased opportunities for residents in the TSA and SSA to move to Mooney Mooney due to the creation of new housing in a range of dwelling types, with access to natural landscapes.

Potential mitigation/enhancement measures

- Undertake further community engagement when exploring detailed development options for Mooney Mooney to ensure that future development reflects community values and aspirations.
- Ensure new housing forms are similar to existing housing to minimise disruption to the local community character. While future development and densities will be subject to economic feasibility, stakeholder consultation identified that generally low/medium density residential is preferred.
- Ensure affordable rental housing is incorporated within the development, as per Central Coast Council's forthcoming affordable housing strategy, and in line with NSW Government policy. Affordable housing would provide increased opportunities for existing residents to remain close to their social networks as they move through different life stages.
- To minimise friction between new and existing residents in Mooney Mooney, the following mitigation measures should be considered:
 - Consider staging of development to allow existing communities to adapt to the likely growth in residential densities and new uses in the area (i.e. tourist accommodation).
 - Delivery of new social infrastructure in Mooney Mooney, or revitalisation/expansion of existing infrastructure, to support population growth and provide space for the community to interact. These facilities should include adequate car parking.
 - Consider new community facilities (e.g. conference rooms) to be incorporated in tourism facilities delivered through the Planning Proposal. These facilities could be rented to new and existing local residents at a discounted rate to maintain and strengthen community connections.
 - Explore opportunities for community development activities, during the planning and implementation phases of the proposal, including opportunities to bring existing and new residents together (e.g. fair days).

Summary

Overall impact	Mixed
Duration	Long term
Extent	Extent of positive outcomes subject to consultation regarding the planning proposal
Potential to mitigate/enhance	Medium
Likelihood	Likely

7.6 Local lifestyles and amenity

The Planning Proposal represents a significant increase in resident and visitor populations, and the diversification of uses in the area, including increased tourism, local retail uses, and new recreation spaces, including foreshore walks and open space.

Potential impacts

PSA

- Increased degradation of the natural environment, noise and pollution associated with increased residential and visitor population, which may undermine the amenity and lifestyle of the area. Targeted stakeholder engagement highlighted the importance of the natural environment to the community, and policy at both state and local level notes the need to balance increased housing and economic growth with maintenance and enhancement of the natural environment of the area.
- Potential impacts to the visual amenity of the area, including views. The development of new dwellings and refurbishment of Peat Island, including 2 – 3 storey buildings, for tourism and accommodation uses will involve redevelopment of existing natural landscapes, which will have an impact on the visual amenity of the area.
- Negative impacts on amenity for new and future residents of the PSA due to existing and future traffic on the M1 Motorway, which generates significant noise impact for the community.
- Improved convenience for local residents and visitors associated with local shops/restaurants and cafes within the Southern Foreshore precinct and the Chapel precinct (with an area of approximately 200sqm). The proposed food and drink amenities within the revised concept plan are of a scale that is better suited for this local area, while still increasing the range of local amenities available in the Mooney Mooney area. The increased population will also improve the viability of existing and future businesses due to increased patronage. Targeted stakeholder consultation indicated that some residents would appreciate increased opportunities for local convenience shopping in Mooney Mooney, while others are content to drive to Brooklyn for groceries etc.
- Increased opportunities for social interaction associated with the provision of new community facility (updated area of 3,382 sq.m for Community Facilities (incl. Chapel), included in this planning proposal.
- Increased opportunities for recreation, physical activity and enjoyment of the surrounding environment resulting from creation of new foreshore walking tracks and open spaces. For example, there will be increased opportunities for dog walking, picnics and other park-related activities.
- The Visual Impact Assessment of the Planning Proposal, completed by Richard Lamb and Associates confirmed that areas of high visual amenity would not be impacted by the proposal.

SSA & TSA

- Increased accessibility of accommodation within Mooney Mooney and surrounds, resulting in increased opportunities for surrounding residents to enjoy the lifestyle and amenity of the area.

Mitigation/enhancement measures

- Undertake measures to ensure that the open space (i.e. parkland and foreshore walks) created through the Planning Proposal is of a high spatial, architectural and design quality to maximise the benefits of the scheme for the new and existing residents of Mooney Mooney, and visitors to the area. The architectural and design quality of these spaces will be determined during the development application stage, wherein Central Coast Council will be encouraged to apply their design standards.
- As recommended in the Visual Impact Assessment report completed by Richard Lamb and Associates, foreshore facilities and Peat Island should be mindful of visual character of area. This to occur in detailed design.
- Adopt appropriate noise mitigation measures, as outlined in the Noise Assessment by Renzo Toning and Associates.

- Appoint an acoustic consultant during detailed design stage of the project to provide more accurate design advice where there is more detailed information available about building type, lot arrangement and traffic flow information.

Summary	
Overall impact	Mixed
Duration	Long-term
Extent	Surrounding locality
Potential to mitigate/enhance	Medium
Likelihood	High

7.7 Community connection to natural environment

It is beyond the scope of this report to assess the environmental impacts of this Planning Proposal, but changes to the natural environment and landscape are likely to have social impacts.

Potential impacts

PSA

- Loss of existing bushland within the PSA, to facilitate increased housing, new parkland, accommodation and tourism uses. These uses are proposed in areas that are not currently publicly accessible. There is potential loss of accessible open space on the east side of the M1.
- Potential degradation of the natural environment associated with increased residential and visitor population. Targeted stakeholder engagement identified that residents are concerned about the Planning Proposal's potential impact on the local environment and that the landscape and natural environment are fundamental to the existing community's sense of place and social environment. Degradation of the environment is therefore likely to have an impact on community values and connection to place.
- Increased opportunities for residents to connect with and enjoy the natural environment due to creation of new walking tracks and foreshore parkland in Mooney Mooney and on Peat Island, and improved access to open space on Peat Island.
- Increased pressure on existing green space and environmental assets, including Hawkesbury River, Popran National Park and nearby parks and reserves due to resident and visitor population.

SSA & TSA

- Increased opportunities for enjoyment of the natural assets and landscape of Mooney Mooney, Peat Island and the Hawkesbury River through expansion of Popran National Park.

Mitigation/enhancement measures

- Ensure that open spaces and recreation spaces throughout the area are of a high quality. As the Planning Proposal results in some loss of existing open space to facilitate housing and mixed use development, it will be important to ensure that remaining open space and new recreation spaces high quality, and support a diverse range of uses.
- Ensure Peat Island redevelopment incorporates public access, to enhance the resident and visitor population's access to natural settings in the area, and to mitigate the loss of open space associated with the Planning Proposal. (Refer also to outcomes of environmental consultants' reports).

Summary	
Overall impact	Mixed impact
Duration	Long term
Extent	Surrounding locality
Potential to mitigate/enhance	Medium
Likelihood	Likely

7.8 Sense of place and belonging

The following section considers the potential impacts of the Planning Proposal on the community’s connection to place in the area, including both (1) existing sense of place in Mooney Mooney and (2) sense of place associated with Peat Island.

Peat Island is not currently accessible to the community since the closure of the hospital in 2010. The Planning Proposal will redevelop Peat Island including new 2 – 3 storey buildings for accommodation and tourism uses, adaptive re-use of heritage buildings for accommodation and tourism uses, and development of a foreshore walk around the island.

Potential impacts

PSA – Sense of place

- Potential negative impacts to existing residents’ “sense of place”. Stakeholder engagement has highlighted that existing “sense of place” is tied to the tight-knit nature of the existing community, its natural beauty and quiet lifestyle. The residents of Mooney Mooney have stated that they aspire to retain this “sense of place” through the development process.

These elements of “sense of place” are likely to be disrupted by population growth (as discussed in Section 7.5 and Section 7.7), new housing forms, increased numbers of visitors and the development of existing open space as park and walking tracks.

- Potential increased community pride associated with increased housing and recreation opportunities, new tourism and recreation uses, increased numbers of visitors, and the regeneration of the area as catalysed by the Planning Proposal.

SSA & TSA – Sense of place

- Potential increased visibility and profile for the local area within the TSA and SSA due to the Planning Proposal, resulting in the potential for increased tourism visitation and other indirect benefits.

PSA – Connection to Peat Island

- Potential enhanced connection to place arising from re-development of Peat Island in a way that preserves and celebrates European and Aboriginal heritage and increases community access to the site. Targeted stakeholder engagement identified that many stakeholders have been concerned about the perceived degradation of the site since its closure in 2010 (although Property NSW have maintained the buildings on the site since its closure) and support future uses of Peat Island that will restore its heritage and natural assets.
- Potential increased community access to Peat Island, leading to increased opportunities for recreation, health and wellbeing benefits; sense of place and community ownership. Targeted stakeholder engagement has noted community support for public access to Peat Island and the historic connection between Mooney Mooney and Peat Island during the hospital’s operation. Conversely, lack of community access to Peat Island, for example, due to cost of venue hire, or lack of public access to proposed foreshore walk is likely to lead to increased community frustration.

- Potential increased accessibility / permeability of the overall Mooney Mooney area due to increased access to Peat Island. Stakeholders have noted during consultation that they are frustrated by lack of access to Peat Island.

SSA & TSA - Connection to Peat Island

- Increased recognition and enhanced place identity for Peat Island due to new tourism offerings, leading to tourism benefits, such as increased visitation.
- Increased tourism and recreation options located in a short distance to other Central Coast and Hornsby centres, offering new and improved destinations for recreation and relaxation.

Mitigation/enhancement measures

- Plan community engagement to specifically address sense of place within the local community, to assist in defining sense of place to be reflected in future development. Future development that is respectful of this sense of place will likely result in a more appropriate impact on the existing social environment of Mooney Mooney and the surrounding townships
- Ensure high quality preservation of heritage through adaptive reuse / interpretation of Peat Island, to maximise the community’s sense of place and strengthen the integration between Peat Island and Mooney Mooney. Future development at Peat Island should preserve, interpret and celebrate the Aboriginal and European heritage of the Island, which is strongly valued by the community.
- Ensure community can access Peat Island for the majority of the year, and that public access is maintained regardless of whether the site is used for private tourism activities (e.g. Cockatoo Island). Due to the visual and physical isolation of Peat Island, high cost tourism and accommodation uses may enforce barriers between the residential and visitor community. The potential for conflict between these groups could be minimised through ensuring public access to the site and facilities. For example:
 - Any function rooms included in the tourist development could be hired out at discounted rates to local community groups
 - Consider opportunities for social procurement practices to support operation of tourism venue at Peat Island, e.g. encourage local procurement, catering sourced from local businesses

Summary	
Overall impact	High positive impact
Duration	Long term
Extent	Surrounding locality, and broader tourist catchment
Potential to mitigate/enhance	High, subject to whether public access to the Peat Island site
Likelihood	Likely

7.9 Access to social infrastructure

There is limited social infrastructure accessible to the site, and many residents travel to nearby Brooklyn to access social infrastructure. The Planning Proposal incorporates a significant population increase, which is likely to place pressure on existing community facilities located in Mooney Mooney.

The Planning Proposal also includes provision for additional community facilities, including provision of new community facility (updated area of 3,382 sq.m for Community Facilities (incl. Chapel) and new recreation spaces, including parkland and foreshore walks.

Potential impacts

PSA

- Increased pressure on existing social infrastructure within Mooney Mooney, including the chapel, RFS Community Centre and existing school buildings (not currently operational) due to increased population. Targeted stakeholder consultation indicates that existing community facilities within Mooney Mooney are well utilized and highly valued, and residents expressed concern that these facilities will be impacted by the planning proposal, for example:
 - Potential decreased attendance at community events due to strain on car parking (the demographic profile highlights that the community is reliant on cars for transportation)
 - Potential displacement of community groups and users from Mooney Mooney due to limited capacity of existing facilities. Increased population in Mooney Mooney may lead residents to rely on infrastructure beyond the area, for example, in Hornsby or Berowra. This may have the impact of reducing community identity and affiliation with the area.
- Increased cost of maintenance for social infrastructure, due to increased use of infrastructure by community members and groups.

SSA & TSA

- Increased pressure on social infrastructure in the surrounding townships, e.g. Brooklyn, Hornsby, Berowra, leading to increased maintenance costs, lack of parking, competition between community groups for use of space

Mitigation/enhancement measures

- The increased population arising from the Planning Proposal offers opportunities to revitalise existing social infrastructure located within Mooney Mooney, including the school building and chapel. These opportunities can be identified through stakeholder engagement.
- Explore opportunities to harness areas of Peat Island for community purposes. For example, new facilities could be made available to the local community through discounted venue hire rates.
- Explore opportunities to formalise existing use of school building for community uses.

Summary

Overall impact	Mixed
Duration	Long term
Extent	Surrounding locality
Potential to mitigate/enhance	Medium, subject to commitment to new and expanded community facilities in Mooney Mooney
Likelihood	High

7.10 Traffic, transport and accessibility

Mooney Mooney and Peat Island is a small community, which relies heavily on car use for accessibility due to a lack of accessible public transport. The Planning Proposal is likely to have an impact on traffic and transport within the study areas. Although a detailed analysis of the traffic and transport impacts of the Planning Proposal is beyond the scope of this SIA, there are some social impacts associated with increased traffic in the area, as discussed below.

Potential impacts

PSA

- Increased pressure on local roads and existing car parking facilities, including around key community facilities and on local roads. This may deter residents from using facilities, mean that residents are less likely to attend events and community meetings, which may erode the cohesion of the community, which relies on frequent social contact.
- Increased vehicle movements associated with increased residential development, and tourist accommodation, leading to increased air pollution, safety issues for human and non-human inhabitants.
- Potential improvements to pedestrian accessibility / permeability of the overall PSA, arising from the development of foreshore walks and redevelopment of Peat Island.
- Increased opportunities for recreation and active travel through creation of foreshore walks.

SSA & TSA

- The increased number of residents and visitors in the PSA may lead to increased congestion in surrounding centres as PSA residents access nearby facilities. For example, stakeholder engagement has raised concerns around congestion at Brooklyn Station due to residents driving to the station.

Mitigation/enhancement measures

- To enhance the positive benefits of new foreshore walks associated with the Planning Proposal, they should be of a high design quality, and be well-linked to local destinations, and to each other. This will increase the potential of the foreshore walks to act as active transport links between destinations in Mooney Mooney, for residents and visitors to increase the walkability of the area.
- Ensure that public access to Peat Island is enhanced, to enhance the permeability, walkability and range of destinations within the PSA.
- Ensure that new and expanded community facilities, if planned for the area, incorporate appropriate levels of car parking and/or connections to alternative transport options (such as cycling and walking paths) to ensure that all residents can attend community events. A pedestrian and cycling strategy has been developed by Property NSW to encourage active transport.
- During the DA phase, a Traffic Management Plan should be prepared and implemented prior to the commencement of any demolition work.

Summary

Overall impact	Mixed
Duration	Long term
Extent	Surrounding locality
Potential to mitigate/enhance	Medium
Likelihood	High

7.11 Aboriginal and European culture and heritage

The following documents have been reviewed to assess the likely social impacts of the Planning Proposal associated with cultural and heritage values:

- Heritage Report: Peat Island, Mooney Mooney, Urbis, 2014
- Mooney Mooney Heritage Constraints and Opportunities, Urbis, 2016
- Aboriginal and Cultural Heritage Assessment Report, Extent Heritage 2018

Peat Island and Mooney has a significant and diverse history and contains a mix of highly, moderately and neutrally significant heritage items. The site has significant Indigenous history, with a number of Aboriginal sites identified within the subject area, including rock engravings, grinding groove sites and rockshelters. Extent Heritage, the consultant engaged to undertake the Aboriginal and Cultural Heritage Assessment Report, notes that:

“The six Aboriginal engraving and rockshelter sites identified in this study likely form the most significant constraint to the proposed development, and it is considered unlikely that their destruction would be supported by the Aboriginal stakeholders and the OEH. The aim of Property NSW planning should be to minimise future development impact on these six areas and to retain these sites in their current form...”

Options for retention could include their inclusion within open space, riparian, bio-link, set-backs and/or asset protection zones. Where possible, the landscape integrity and amenity of these areas should be retained, including appropriate set-backs. Provisions for retention should also include specific measures that limit ground disturbance or erosion into the future. (It is imperative that input from the Aboriginal stakeholders on such management is obtained prior to their finalisation and implementation.) However, the spatial extent, composition and significance of these sites cannot be fully understood without more detailed assessment, and a full program of Aboriginal community consultation having been completed...

Depending on the findings, and if required, partial impact with appropriate mitigation measures may be permissible. Regardless, careful consideration of the protection and management of these six sites should be undertaken by DPE. This would likely include the development of Archaeological Management Plans (AMPs), in conjunction with OEH and the Aboriginal stakeholders, during any Development Application (DA).” (2018, p.81-2).

The site also has a significant European history associated with the use of Peat Island as a hospital for psychiatric illness and for people with an intellectual disability from 1911-2010 and the built heritage of the site provides insight into a key developmental period in the treatment of mental illness since the beginning of the 20th century.

While the more detailed planning stages for this development may involve the demolition of less significant heritage items, and the restoration, interpretation and re-use of highly significant heritage items on Peat Island to highlight the heritage significance of the site, the scope of this SIA is to assess the impact of the proposed changes to land uses identified by the Planning Proposal, and therefore a detailed assessment of heritage impacts is outside the scope of this SIA.

Potential impacts

PSA – European heritage

- Increased opportunities to access heritage items on Peat Island, due to restoration of and adaptive reuse of highly significant heritage assets as publicly accessible tourism and accommodation facilities. Peat Island is currently closed to the public, and improved opportunities to access and appreciate these heritage items have a positive benefit for the community. Consultation identified that the community strongly values heritage items and generally supports celebrating these heritage items through tourism. Additionally, increased access to the European heritage items on the site provides a symbolic recognition of the connection historical interactions between local residents and hospital residents, which was raised in targeted stakeholder consultation.
- Increased opportunities for interpretation of European heritage items, for example, through restoration of highly significant heritage assets on the site. Improved interpretation of the heritage of the site has the potential to strengthen the community's understanding of Peat Island's role in the treatment of mental health since the early 20th century, and thereby strengthen connection to place. Improved opportunities to interpret the site may also provide opportunities for residents to reflect respectfully on the darker aspects of the site, including alleged mistreatment of some patients.
- Potential for increased community pride and connection to place due to restoration of, interpretation of and increased opportunities to access European heritage items on the site. Targeted stakeholder consultation has identified that residents are disappointed that the Peat Island site has not been used since its closure in 2010. Some residents have a perception that the site has degraded since its closure, although Property NSW have maintained the site during that period. The restoration, interpretation and potential adaptive re-use of the site may increase community pride in Peat Island and strengthen the community's connection to place.

PSA – Aboriginal heritage

- Potential loss of Aboriginal sites through redevelopment activities associated with the Planning Proposal. The archaeological survey and documentary research undertaken by Extent Heritage (2018, p.80) identified a range of Aboriginal sites, and sites of potential significance, which may be harmed by the Planning Proposal, including:
 - The construction of a foreshore walk along the perimeter of Peat Island has the potential to directly impact upon an Aboriginal engraving and grinding groove complex
 - The construction of a public park, public car park, and foreshore walk has the potential to directly impact upon an Aboriginal engraving complex
 - The subdivision and construction of residential lots at Kowan Street and Point Road has the potential to directly impact upon two Aboriginal sites within the former Mooney Mooney public school grounds.
- Extent Heritage (2018) have identified *“where the above works are proposed to include excavation into the ground surface and/or the removal of any associated outcropping bedrock, these activities may result in physical damage to the identified Aboriginal engraving and grinding groove sites”* (p.80).
- Potential increased visibility of and protection for existing Aboriginal sites through increased interpretation of identified Aboriginal sites, leading to increased understanding of Aboriginal heritage of the area for Aboriginal and non-Aboriginal peoples.

SSA & TSA – European heritage

- Increased opportunities to access and understand the history of the treatment of mental health since the early 20th century, potentially resulting in improved understanding of / empathy for people experiencing mental illness.

Mitigation/enhancement measures

European heritage

- The Heritage Assessment completed by Urbis (2014) for the site identifies a number of recommendations, which should be reflected in the development of a Conservation Management Plan to accompany future detailed Development Application for the site.

Potential impacts

- Ensure that heritage items of Peat Island are made accessible to the public, where appropriate, subject to further consultation with key stakeholders.
- Consider involvement of Mooney Mooney community in interpretation of the heritage items of the site, for example, through oral history.

Aboriginal heritage

- The Aboriginal Cultural Heritage Assessment report completed by Extent Heritage (2018) identified a number of recommendations to minimise the negative impacts of the Planning Proposal on Aboriginal sites, including:
- *“The results the present report and the outcomes of the Aboriginal community consultation process, should be used to inform the finalisation of the concept design and the detailed design in order to ensure that the potential for impacts to Aboriginal cultural heritage are avoided and/or minimised. (It is considered that the six identified Aboriginal sites are of high cultural (to be determined) and scientific significance, and development activities within, or in close proximity, to them would be unlikely to receive approval from the Consent Authorities, and the proponent should ensure these sites are appropriately identified and excluded from development areas in the current rezoning. While it is desirable to further refine their spatial extent through archaeological excavation, in the absence of such information, an appropriate protection buffer should be applied. These buffers should be determined in consultation with the Aboriginal community)...*
- *Works of any kind, including geotechnical testing and other environmental investigations, are not permissible in the vicinity of identified Aboriginal sites (or their identified site boundaries) without first obtaining an AHIP from OEH. The following activities should also be avoided, where possible:*
 - *Ground surface disturbance in areas of moderate, high or very high Aboriginal archaeological potential.*
 - *Works that may damage the surface of outcropping bedrock.*
- *Whilst avoidance of these sites and areas of potential is preferred, it is likely to be unrealistic; and further archaeological assessment in the form of archaeological test excavation is recommended to characterise the archaeological resource of the study area...*
- *Where Aboriginal sites and/or areas of potential are identified but would remain directly unaffected by the proposed development, appropriate management plans should be developed at the DA assessment phase. This would ensure their conservation and management into the future as development progresses and visitation increases around them.*
- *Should the proposed development be altered in any form it is likely that further assessment, incorporating updated consultation with representatives of the Aboriginal community, will also be required.” (p.82)*

Summary	
Overall impact	Mixed
Duration	Long term
Extent	Surrounding locality
Potential to mitigate/enhance	High
Likelihood	High

7.12 Employment

The Planning Proposal includes accommodation and tourism uses located on Peat Island, and small local shops/restaurants and cafes (with an area of approximately 200sqm) across the Southern Foreshore precinct and the Chapel precinct. The Planning Proposal will therefore create a number of ongoing jobs.

These new uses are likely to have an impact on the amount and mix of employment opportunities within the PSA, however, is beyond the scope of this SIA to undertake a detailed economic impact assessment of the Planning Proposal. Instead, this section identifies the likely social impacts of increased employment in the area.

Potential impacts

PSA & SSA

- Increased access to employment opportunities in the PSA:
 - Increased diversity of employment opportunities. Currently, the economic profile of the area indicates that the majority of residents in the SSA are employed within the construction, professional services and agriculture industries. This proposal is likely to generate employment opportunities in service industries associated with tourism and population growth. However, the positive social benefits associated with increased and diversified employment opportunities in the PSA may be more likely to benefit new residents, and residents of the SSA, as the existing demographic profile of the area is older, many residents are retired, or own their own business, and are therefore unlikely to be involved in employment opportunities offered on the site.
 - Potential for increased employment self-containment. Currently, many residents travel outside the PSA and SSA for work, leading to long commuting times, which generate both financial and social costs for commuters. New employment opportunities in the PSA and SSA may also offer increased opportunities for active travel to work, leading to positive health and wellbeing benefits.

Mitigation/enhancement measures

- Maximise positive social impacts of increased employment opportunities within the PSA through practices that encourage employment of local residents within the PSA, such as training programs to ensure that local residents have the skills required to take advantage of new employment opportunities.

Summary

Overall impact	Positive
Duration	Long term
Extent	Surrounding locality
Potential to mitigate/enhance	Medium
Likelihood	High

7.13 Health and wellbeing

The Planning Proposal incorporates significant new open space and recreation spaces including a picnic area, formalised foreshore parkland and foreshore walks in both Mooney Mooney and Peat Island. Additionally, the Planning Proposal includes the re-location of existing emergency services.

Potential impacts

PSA

- Increased opportunities for healthy active lifestyles, community connection and recreation offered by foreshore walking / cycling tracks and foreshore parkland. For example:
 - Increased opportunities for residents to come together, exercise, socialise and undertake tasks that reinforce social connections, such as walking the dog through creation of open, undefined space.
 - Increased walkability of the area resulting from new walking tracks in combination with increased density and new community destinations, such as parkland and community facilities.
- Increased opportunities for outdoor recreation via expansion of Popran National Park. Opportunities for passive recreation via creation of picnic area close to existing boat ramp.
- Increased opportunities to activate community facilities, which could be used for community exercise classes or other opportunities for active living.
- Loss of existing open space to facilitate development outcomes.

SSA & TSA

- Increased opportunities for outdoor recreation, and health and wellbeing benefits associated with access to nature.

Mitigation/enhancement measures

- As the implementation of the Planning Proposal will result in the loss of existing open space within Mooney Mooney to facilitate development outcomes, the new recreation spaces created through the planning proposal will need to maximise positive social benefits by ensuring:
 - Foreshore walking tracks are linked to each other, and destinations throughout the area, to increase the walkability of the area and maximise positive health benefits
 - Improved public accessibility to open spaces located on Peat Island
 - New recreation spaces, including foreshore parks, are of a high quality to support a diversity of uses

Summary

Overall impact	Positive
Duration	Long term
Extent	Surrounding locality
Potential to mitigate/enhance	Medium
Likelihood	High

8.0 Concluding comments

This report has considered a range of social impacts arising from the Planning Proposal, including impacts to the community character of Mooney Mooney, lifestyle and amenity, environment and landscape, connection to place, access to social infrastructure, traffic, transport and accessibility, cultural and heritage values, employment and health and wellbeing. As noted above, this document is only a preliminary social impact analysis as further information will be incorporated once the public exhibition period has been completed.

As identified in Section 7.0, the Planning Proposal is likely to have a mixed impact on the existing Mooney Mooney community.

The existing character and 'sense of place' of Mooney Mooney are likely to be fundamentally changed by the implementation of the Planning Proposal. In particular, the following elements are likely to have a significant impact on the community:

- **Population growth and potential increased household diversity:** The addition of 267 new dwellings and 93 tourist units will effectively double the population, while the addition of new dwelling forms, including apartments and townhouses, in this low density community, will attract a broader range of household types. The demographic analysis of the area indicates a relatively homogenous community profile, with a predominantly older, Australian-born, English-speaking, moderate income community. Population and employment forecasts that do not take the Planning Proposal into account predict minimal growth in the area between 2016 and 2036. This community profile may be disrupted by future residents attracted to new housing in the area.
- **Increased transient population:** The increase in holidaymakers and tourists in the area, associated with new tourism uses and accommodation, will also change the character of the community, as these groups may be less likely to mix with the community, participate in community events or contribute to community life. The isolation between Mooney Mooney residents and Peat Island tourists has the potential to be reinforced by the physical separation of the island from the mainland.
- **Disruption to sense of place:** The existing sense of place identified by current residents during stakeholder consultation is tightly tied to the close nature of the small community, its connection to the natural environment, pristine landscape and quiet lifestyle – this sense of place will be significantly disrupted by the intensification of development included in the Planning Proposal. The influx in new residents will likely mean that the area no longer feels as 'tight knit' as it has in the past, and increased residents and visitors will result in increased noise, pollution and destruction of this environment, with potential social impacts associated with loss of sense of place.
- **Increased strain on existing social infrastructure:** Targeted stakeholder consultation also highlighted the important role played by community facilities in strengthening the social fabric of the area, through community meetings and events. The addition of new residents, and increased numbers of tourists will place these facilities under pressure and may make it difficult for residents to attend community gatherings that strengthen community connection.

While the Planning Proposal will fundamentally change the character of the community, it also provides a significant opportunity to enhance the lifestyle and amenity of the area, while strengthening the community's connection to place through redevelopment of Peat Island.

In particular, the following elements of the Planning Proposal offer potential positive social benefits for existing and new residents and visitors to the PSA:

- **Enhanced connections and access to Peat Island:** The redevelopment of Peat Island as a publicly accessible tourism destination may catalyse a new connection to place for locals and future residents. Targeted stakeholder engagement indicates that residents are generally in support of redeveloping and re-opening Peat Island, and positive community benefits will be maximised by ensuring that future uses prioritise public access to Peat Island.
- **Preservation and celebration of cultural and heritage values:** There are significant European and Aboriginal heritage items located on Peat Island that are currently inaccessible to the community. The Planning Proposal will catalyse the preservation, restoration and celebration of European built heritage assets as part of tourist and accommodation uses, ensuring that they are accessible (where appropriate) to residents and to the community,

leading the potentially increased community pride and sense of place. The Planning Proposal also provides the opportunity to identify, preserve and interpret Aboriginal sites in Peat Island and Mooney Mooney.

- **Improved amenity and lifestyle:** The Planning Proposal is also likely to result in improved amenity for new and existing residents. The creation of new foreshore walks and foreshore parkland will provide new opportunities for physical activity, relaxation and social connection for both new and established residents. Increased opportunities for social interaction are also associated with the provision of new community facility (updated area of 3,382 sq.m for Community Facilities (incl. Chapel). The increased population may also catalyse opportunities to revitalise existing community facilities to strengthen community cohesion and encourage interaction between new and more established residents.
- **Increased employment opportunities close to home:** The Planning Proposal will also generate new and more diverse employment opportunities in the area, which is likely to have a positive social benefit for residents in the local area and surrounding townships. Many residents currently leave the area to access employment opportunities, and there are significant social and financial costs associated with long commutes. The Planning Proposal will offer an opportunity for new and existing residents to find work closer to their homes, which is a priority for both state and local governments. This positive social benefit can be enhanced through social procurement practices that prioritise local employment outcomes.
- **Improved housing choice for residents:** Although townhouses and apartments are unprecedented housing forms in this area, these new dwellings will improve housing choice for existing residents. Smaller dwellings will offer more affordable housing options, and opportunities for existing residents to age in place in more manageable dwellings.

In conclusion, the Planning Proposal is likely to result in mixed positive and negative social impacts in Peat Island and Mooney Mooney. Although the Planning Proposal will significantly change the character of the existing community, it also has the potential to enhance the lifestyle, sense of place and overall liveability of the area if various enhancement measures are employed.

Appendix A. Demographic Profile

	PSA	SSA	TSA	Greater Sydney
Demographics (2016)				
Population	394	16,413	327,737	4,823,453
% of population aged 19 years and younger	18.0%	27.14%	24.52%	24.64%
% of population aged between 20 & 34	14.2%	13.45%	16.31%	23.12%
% of population aged between 35 & 49	16.8%	22.35%	18.65%	21.10%
% of population aged 50 years and above	48.7%	37.04%	40.5%	31.1%
Median age	49	42	42	36
% of residents born in Australia	76.90%	74.34%	78.83%	57.06%
% of residents who identify as Aboriginal and/or Torres Strait Islander people	1%	1.3%	3.8%	1.5%
% of residents who speak another language and English well or very well	4.8%	8.45%	5.35%	29.28%
% of people who only speak English	92.39%	85.84%	88.42%	58.39
Families (2016)				
Number of occupied dwellings	167	5,425	121,046	1,623,874
% People in family households	70.81%	80.7%	70.5%	73.6%
% People in group households	1.86%	2.27%	3.07%	4.7%
% People as lone persons	16.77%	17.62%	26.4%	21.6%
Dwellings (2016)				
% as detached houses	96.1%	84.1%	68.7%	52.5%
% as semidetached houses	0%	2.68%	10.87%	12.91%
% as flats, units or apartments	0%	0.8%	6.7%	25.92%
% of dwellings owned outright	27.95%	38.0%	34.73%	29.11%
% of dwellings being purchased	41.6%	43.14%	34%	33.25%
% of dwellings being rented	24.2%	15.83%	26.79%	34.07%
Median house loan repayment (\$/month)	\$1,953.00	\$2,078.08	\$1,680.10	\$2,009.27
Median household rent (\$/week)	\$350	\$415.72	\$345.83	\$462.28
Average no. of persons per household	2.4	2.54	2.20	2.57
Median household income (\$/week)	\$1,951.00	\$2,196.32	\$1,559.80	\$2,074.85
% of population living at the same address as one year ago	83.8%	83.56%	77.79%	76.1%
% of population living at the same address as five years ago	59.2%	67.81%	54.72%	53.22%
Education (2016)				
% of residents with a bachelor degree or above	20.94%	25.19%	13.99%	28.32
% of residents with a diploma or advanced diploma	13.27%	11.12%	9.23%	9.33%
% of residents with a certificate III or IV	21.24%	17.39%	20.41%	12.05%
Employment (2016)				
Employed	218	8,402	139,599	2,272,727
Unemployment rate	5.0%	3.8%	6.7%	6.0%
% employed in white collar occupations	67.1%	73.9%	66.48%	73.21%
% employed in blue collar occupations	34.7%	24.46%	31.82%	24.84%

	PSA	SSA	TSA	Greater Sydney
Industry of Employment (2016)				
% of agriculture, forestry and fishing workers	3.2%	4.52%	0.8%	0.44%
% of mining workers	0%	0.37%	0.55%	0.21%
% of manufacturing workers	4.6%	5.46%	6.25%	5.76%
% of electricity, gas, water and waste services workers	0.0%	0.81%	1.11%	0.78%
% of construction	13.7%	9.75%	11.26%	8.2%
% of wholesale trade workers	1.8%	3.52%	2.47%	3.58%
% of retail trade workers	6.9%	7.68%	11.1%	9.32%
% of accommodation and food services workers	9.6%	5.09%	7.58%	6.68%
% of transport, postal and warehousing workers	5.0%	3.3%	3.77%	5.04%
% of information, media, and telecommunications workers	3.2%	3.14%	1.92%	2.79%
% of financial and insurance services workers	2.3%	4.73%	3.34%	6.37%
% of rental, hiring, and real estate services workers	1.8%	1.57%	1.74%	1.94%
% of professional, scientific, and technical services workers	8.7%	9.25%	5.39%	9.84%
% of administrative and support services workers	5.0%	3.46%	3.57%	3.58%
% of public administration and safety workers	7.3%	5.24%	6.23%	5.48%
% of education and training workers	10.1%	9.69%	7.67%	8.04%
% of health care and social assistance workers	12.3%	12.4%	15.34%	11.59%
% of arts and recreation services workers	1.8%	2.13%	1.52%	1.67%
% other services	3.2%	3.65%	4.2%	3.56%

Appendix B. Economic Profile

Industry	Non employing	1-19 Employees	20-199 Employees	200+ Employees	Total
Business Count – Central Coast LGA (11650)					
Accommodation and Food Services	211	671	90	5	976
Administrative and Support Services	529	440	18	0	985
Agriculture, Forestry and Fishing	351	154	6	0	512
Arts and Recreation Services	213	124	12	0	353
Construction	2,632	2,610	50	0	5,292
Currently Unknown	180	58	0	3	235
Education and Training	178	174	18	0	368
Electricity, Gas, Water and Waste Services	46	48	3	3	96
Financial and Insurance Services	1,464	328	4	0	1,800
Health Care and Social Assistance	743	705	41	3	1,489
Information Media and Telecommunications	135	87	14	0	230
Manufacturing	371	457	58	3	887
Mining	23	29	3	0	56
Other Services	478	657	6	0	1,141
Professional, Scientific and Technical Services	1,366	1,298	35	0	2,698
Public Administration and Safety	44	48	9	0	102
Rental, Hiring and Real Estate Services	1,762	429	17	0	2,210
Retail Trade	546	785	45	0	1,377
Transport, Postal and Warehousing	618	427	19	0	1,065
Wholesale Trade	332	367	32	0	732
Total	12,222	9,896	480	17	22,604

Industry Label	Non employing	1-19 employees	20-199 Employees	200+ Employees	Total
Business Count SSA – Berowra - Brooklyn - Cowan (121021404) and Calga - Kulnura (102011030) combined					
Accommodation and Food Services	15	24	3	0	39
Administrative and Support Services	35	32	3	0	66
Agriculture, Forestry and Fishing	145	80	3	0	230
Arts and Recreation Services	25	15	4	0	46
Construction	179	161	9	0	346
Currently Unknown	11	3	0	0	14
Education and Training	16	8	0	0	35
Electricity, Gas, Water and Waste Services	9	3	0	0	14
Financial and Insurance Services	119	21	0	0	139
Health Care and Social Assistance	23	21	3	0	49
Information Media and Telecommunications	21	4	0	0	29
Manufacturing	52	51	19	0	134
Mining	12	12	0	0	22
Other Services	27	36	3	0	65
Professional, Scientific and Technical Services	154	129	3	0	277
Public Administration and Safety	0	0	0	0	4
Rental, Hiring and Real Estate Services	174	29	0	0	211
Retail Trade	36	44	0	0	87
Transport, Postal and Warehousing	59	53	0	0	99
Wholesale Trade	40	24	9	0	84
Total	1152	750	59	0	1990

	PSA	SSA	TSA	Greater Sydney
Industry of Local Worker				
Total Number of Workers	N/A	1,990	22,604	2,209,294
% of Agriculture, forestry & fishing	N/A	11.56%	2.27%	0.41%
% of Mining	N/A	1.11%	0.25%	0.23 %
% of Manufacturing	N/A	6.73%	3.92%	5.93%
% of Electricity, gas, water & waste services	N/A	0.70%	0.42%	0.80%
% of Construction	N/A	17.39%	23.41%	6.89%
% of Wholesale trade	N/A	4.22%	3.24%	3.71%
% of Retail trade	N/A	4.37%	6.09%	9.53%
% of Accommodation & food services	N/A	1.96%	4.32%	6.81%
% of Transport, postal & warehousing	N/A	4.97%	4.71%	4.99%
% of Information media & telecommunications	N/A	1.46%	1.02%	2.84%
% of Financial & insurance services	N/A	6.98%	7.96%	6.60%
% of Rental, hiring & real estate services	N/A	10.60%	9.78%	1.99%
% of Professional, scientific & technical services	N/A	13.92%	11.94%	10.09%
% of Administrative & support services	N/A	3.32%	4.36%	3.30%
% of Public administration & safety	N/A	0.20%	0.45%	5.69%
% of Education & training	N/A	1.76%	1.63%	8.20%
% of Health care & social assistance	N/A	2.46%	6.59%	11.71%
% of Arts & recreation services	N/A	2.31%	1.56%	1.66%
% of Other services	N/A	3.27%	5.05%	3.53%